

Prepared by:

Heritage Title Services of North Florida, Inc.  
201 Parshley Street S.W.  
Live Oak, Florida 32064

File Number: 23-0078

## General Warranty Deed

Made this May 16, 2023 A.D. By **L.C. Terry Farms, Inc., a Florida Corporation**, 112 SW Terry Terrace, Lake City, Florida 32024, hereinafter called the grantor, to **Kevin James Pitman and Victoria Kaitlyn Vinci, both single individuals**, whose post office address is: , hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

BEGIN AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°41'10"W., 467.50 FEET; THENCE S.88°39'24"W., 467.50 FEET; THENCE S.00°41'10"E., 467.50 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE N.88°39'24"E., ALONG SAID SOUTH LINE, 467.50 FEET TO THE POINT OF BEGINNING,

LESS THAT PORTION IN MILL ROAD (A COUNTY MAINTAINED GRADED ROAD) ALONG THE SOUTH SIDE THEREOF.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **36-4S-15-00415-099**

**Subject** to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

**I.C. Terry Farms, Inc., a Florida Corporation**

Cheryl E. Beatty  
Witness Printed Name Cheryl E. Beatty

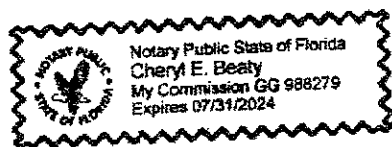
Bethany L. Hankins  
Witness Printed Name Bethany L. Hankins

State of Florida  
County of Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 16th day of May, 2023, by Madison Ross Terry, President of I.C. Terry Farms, Inc., a Florida Corporation, who is/are personally known to me or who has produced Florida DL as identification.

Madison Ross Terry (Seal)  
Madison Ross Terry, President  
Address: 112 SW Terry Terrace, Lake City, Florida 32024

\_\_\_\_\_  
Address: \_\_\_\_\_ (Seal)



Cheryl E. Beatty  
Notary Public  
Print Name: Cheryl E. Beatty  
My Commission Expires: 7-31-2024

Permit Number: \_\_\_\_\_  
Prepared by and return to:  
Heritage Title Services of North Florida, Inc.  
201 Parshley St. SW  
Live Oak, Florida 32064  
Tax Folio Number: 36-4S-15-00415-099  
State of: Florida  
County of: Columbia  
File Number: 23-0078

### NOTICE OF COMMENCEMENT

The undersigned hereby gives notice that improvement will be made to certain real property, and, in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property:  
BEGIN AT THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°41'10"W 467.50 FEET; THENCE S.88°39'24"W., 467.50 FEET; THENCE S.00°41'10"E., 467.50 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE N.88°39'24"E., ALONG SAID SOUTH LINE, 467.50 FEET TO THE POINT OF BEGINNING,  
  
LESS THAT PORTION IN MILL ROAD (A COUNTY MAINTAINED GRADED ROAD) ALONG THE SOUTH SIDE THEREOF.
2. General Description of Improvements: Construction of home
3. Owner Information:
  - a. Name and Address: Kevin James Pitman and Victoria Kaitlyn Vinci,
  - b. Interest in Property: FEE SIMPLE
4. Contractor: Family Home Center of Lake City  
12788 US Hwy 90 W, Live Oak, FL 32060
5. Surety: NA
6. Lender: 21st Mortgage Corporation, P.O. Box 477, Knoxville, Tennessee 37901
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1) (a)7., Florida Statutes.
8. In addition to himself, Owner designates the following persons to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
9. Expiration date of Notice of Commencement (the expiration date is 1 year from date of recording unless a different date is specified): \_\_\_\_\_.

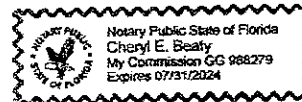
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Kevin James Pitman  
Kevin James Pitman

Victoria Kaitlyn Vinci  
Victoria Kaitlyn Vinci

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 16<sup>th</sup> day of May, 2023 by Kevin James Pitman and Victoria Kaitlyn Vinci who is personally known to me or who did provide FL DL as identification.

Cheryl E. Beaty  
Notary Public  
My Commission Expires: 7/31/2024



Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Kevin James Pitman  
Signature of person signing above

Victoria Kaitlyn Vinci