

Prepared by and return to:

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Page 1 of 2 B: 1469 P: 2334, James M Swisher Jr, Clerk of Court

Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 489.30

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Warranty Deed

This Warranty Deed made this 21st day of June, 2022 between **Cowboy Land Holdings LLC, a Florida Limited Liability Company** whose post office address is **301 NW COLE TERRACE, Lake City, FL 32055**, grantor, and **Richard Raphael and Althea R. Swanson-Raphael, Husband and Wife** whose post office address is **20240 NW 4th Ave, Miami, FL 33169**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of SIXTY NINE THOUSAND NINE HUNDRED DOLLARS (\$69,900.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 8, Hawk's Landing, a Subdivision as per plat of record in Plat Book 9, Page 165-167, Public Records of Columbia County, Florida.

Parcel Identification Number: 31-4S-17-08915-108

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 .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sandra M. Deas
Witness

Printed Name: Sandra M. Deas

Jeanette Kirby
Witness

Printed Name: Jeanette Kirby

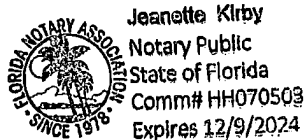
Cowboy Land Holdings LLC, a Florida Limited Liability Company

By: [Signature]
Kevin Gray, Managing Member

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of June, 2022 by Kevin Gray, Managing Member of Cowboy Land Holdings LLC who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: _____