

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-8094CW

Parcel Identification No 34-4S-16-03274-014

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 23 day of August, 2024 between **Rosanne Sparks LLC, a Florida Limited Liability Company**, whose post office address is **466 SW Rose Mary Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **Michael J. Glassford and Lorrie R. Glassford, Trustees of The Michael J. Glassford and Lorrie R. Glassford Revocable Living Trust Dated August 15, 2024**, whose post office address is **14854 Imlay City Road, Mussey, MI 48014**, of the County of St. Clair, State of Michigan, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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:

See Attached Exhibit "A"

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered
in our presence:

Print Witness Name and Address:

426 SW Commerce Dr.#145

Lake City, FL 32025

By:

~~Rosanne Sparks, President~~

Print Witness Name and Address:

~~426 SW Commerce Dr.#145~~

~~Lake City, FL 32025~~

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 23 day of August, 2024 by Rosanne Sparks, President of Rosanne Sparks LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Print, Type/Stamp Name of Notary

Type of Identification Produced: _____

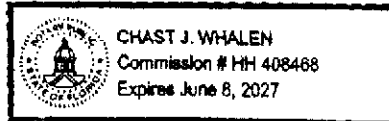


Exhibit "A"

Parcel A: Commence at the SW corner of Section 34, Township 4 South, Range 16 East, and run thence N 7°41'E, along the West line of said section, 1522.80 feet to the North right-of-way line of Reginald Lane; thence N 89°39'07" E, along said North right-of-way line 564.70 feet to the Point of Beginning; and run thence N 7°41'E, 368.33 feet; thence N 89°39'07" E, 150.00 feet; thence S 7°41' W, 368.33 feet to said North right-of-way line; thence S 89°39'07" W, 150.00 feet to the Point of Beginning. (Lot 14, Oak Forest, an unrecorded subdivision of a part of SW 1/4, Section 34, Township 4 South, Range 16 East, Columbia County, Florida).

Parcel B: Commence at the SW corner of Section 34, Township 4 South, Range 16 East and run thence N 7°41'E, along the West line of said section 1522.80 feet to the North right-of-way line of Reginald Lane; thence N 89°39'07" E, along said North right-of-way line 714.70 feet to the Point of Beginning; and run thence N 7°41' E, 368.33 feet; thence N 89°39'07" E, 150.00 feet to the West right-of-way line of Al Jernon Drive; thence S 7°41' W, along said West right-of-way line 368.33 feet to the point of intersection of said West right-of-way line with the North right-of-way line of Reginald Lane; thence S 89°39'07" W, 150.00 feet to the Point of Beginning. (Lot 15, Oak Forest, an unrecorded subdivision of a part of SW 1/4, Section 34, Township 4 South, Range 16 East, Columbia County, Florida).