

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-5430VB

Parcel Identification No 00-00-00-11228-000

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WARRANTY DEED

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

This indenture made the 19th day of November, 2021 between Nathan Brown and Deborah B.

Brown, Husband and Wife, whose post office address is **3076 Wallace Lake Road, Pace, FL 32571**, of the County of , State of Florida, Grantors, to **LG Transit LLC, a Florida Limited Liability Company**, whose post office address is **795 NW Jake Glen, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

W 1/2 of Lot or Block No. 18 in the Northeastern Division of City of Lake City, Florida in the Cathey Addition, situated in SE 1/4 of NW 1/4 of Section 29, Township 3 South, Range 17 East, bounded on the West by North Marion Street in Columbia County, Florida.

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

Subject to taxes for 2021 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Valarie Benz
WITNESS
PRINT NAME: Valarie Benz

Nathan Brown
Nathan Brown

Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L. Pearce

Deborah B. Brown
Deborah B. Brown

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 9th day of November, 2021, Nathan Brown and Deborah B. Brown, who is/are personally known to me or has/have produced Drivers License as identification.

Valarie Benz
Signature of Notary Public

