

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 2023-7220CW

Parcel Identification No 21-4S-16-03087-101

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WARRANTY DEED

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

This indenture made the 1 day of September, 2023 between **Main Blvd Rental, LLC, a Florida Limited Liability Company**, whose post office address is **1096 SW Main Boulevard, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Sparks Construction & Design Inc, a Florida Corporation**, whose post office address is **426 SW Commerce Drive Ste 130-J, Lake City, FL 32025**, of the County of Columbia, State of Florida, 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, Florida, to-wit:

Lot 1, FOREST COUNTRY 6th ADDITION, a subdivision according to plat thereof, recorded in Plat Book 9, Pages 66-67, Public Records of Columbia County, Florida.

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

Subject to taxes for 2023 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.

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

*Signed, sealed and delivered
in our presence:*

Chast J. Whalen
WITNESS
PRINT NAME: Chast J. Whalen

Amber H. Lunn
WITNESS
PRINT NAME: Amber H. Lunn

Main Blvd Rental, LLC, a Florida Limited Liability Company

By: Thomas Eagle
Thomas Eagle, Manager

By: Timothy L. Russell
Timothy L. Russell, Manager

By: Elizabeth M. Russell
Elizabeth M. Russell, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of September, 2023, Main Blvd Rental, LLC, who is/are personally known to me or has/have produced DL as identification.

Chast J. Whalen
Signature of Notary Public

