

Prepared by:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-10359

Inst: 202112002687 Date: 02/16/2021 Time: 11:46AM
Page 1 of 2 B: 1430 P: 1069, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 206.50

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 11 day of February, 2021, by Andrew Hamrick and his wife, Beverly Hamrick, hereinafter called the grantor, to Exodus 4, LLC a Florida Limited Liability Company whose address is: 465 NW Orange Street, Lake City, FL 32055 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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:

Lot 26, Oaks of Lake City Phase 1, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 46 through 52, of the Public Records of Columbia County, Florida.

TOGETHER with all 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 the prior year.

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:

MM Weller

Witness:

Madison Williams

Printed Name:

AA Degin

Witness:

Amber D'Annunzio

Printed Name:

Andrew Hamrick

Andrew Hamrick

Beverly S. Hamrick

Beverly Hamrick

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of February, 2021 by Andrew Hamrick and his wife, Beverly Hamrick personally known to me or, if not personally known to me, who produced DL as identification.

Jessica Marilyn Thomas
Notary Public

(Notary Seal)



Jessica Marilyn Thomas
Notary Public
State of Florida
Comm# HH006283
Expires 6/3/2024