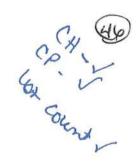
Inst. Number: 202112004647 Book: 1432 Page: 1149 Page 1 of 2 Date: 3/12/2021 Time: 1:25 PM James 1 Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.70



Prepared by and return to: Rob Stewart Lake City Title 426 SW Commerce Drive, Ste 145 Lake City, FL 32025 (386) 758-1880

Parcel Identification No 34-48-16-02731-053, 34-48-16-02731-054 & 34-48-16-02731-055

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "<u>Deed</u>") is made this <u>JA</u> day of March, 2021 between Cornerstone Homes of Lake City, Inc, a Florida Corporation, whose post office address is 426 SW Commerce Drive #130, Lake City, FL 32025, of the County of, State of Florida, Grantor to, The Preserve at Laurel Lake, Inc., a Florida Corporation, whose post office address is 426 SW Commerce Drive #130, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantee:

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Columbia County, Florida and fully described as follows:

Lots 53, 54 and 55, PRESERVE AT LAUREL LAKE, UNIT 1, as per plat thereof recorded in Plat Book 9, Pages 19 through 25, of the Public Records of Columbia County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Cornerstone Homes of Lake City Inc, a Florida Corporation

WITNESS Adults of the

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 12 day of March, 2021 by Scott Stewart, President of Cornerstone Homes of Lake City, Inc, a FL Corporation, on behalf of the Corporation, who is personally known to me or has produced as identification.

Signature of Notary Public