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CP - ✓
Lake County ✓

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 34-4S-16-02731-053, 34-4S-16-02731-054
& 34-4S-16-02731-055

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Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 12th 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.

Michelle Monahan
WITNESS
PRINT NAME: Michelle Monahan
Mallory Pruitt
WITNESS
PRINT NAME: Mallory Pruitt

Cornerstone Homes of Lake City, Inc, a Florida Corporation

By: Scott D. Stewart
Scott D. Stewart, President

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.

Michelle Monahan
Signature of Notary Public

