

Prepared by and return to:

Jean Group, LLC,
P.O. BOX 357880
Gainesville, FL 32635

Inst: 202212020485 Date: 10/25/2022 Time: 3:26PM

Page 1 of 2 B: 1478 P: 73, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC

Deputy ClerkDoc Stamp-Deed: 595.00

Warranty Deed

This Warranty Deed made the 19th day of October, 2022, by **Jean Group, LLC.**, a Florida limited liability company, whose post office address is P.O. BOX 357880, Gainesville, FL 32635, hereinafter called the grantor, and **Dawn Hamdorf, a married person**, whose post office address is 1335 Neelys Creek Road, Rock Hill, SC 29730, 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 corporations.)

Witnesseth, that said grantor, for and in consideration of the sum of **Ten and 00/100 Dollars (\$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 County, Florida, to-wit:

Lot 3, LITTLE PINE FARMS, a subdivision as recorded in Plat Book 6, Page 2, 2a, 2b of the public records of Columbia County Florida.

SUBJECT TO road right of way and reservations of record, if any.

Together with all the 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 December 31, 2021.

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

Signed, sealed and delivered in
our presence as witnesses:

Jean Group, LLC

Jenna D. Hunnicutt

Witness 1 Signature

Jenna D. Hunnicutt

Witness 1 Printed Name

[Signature]

Witness 2 Signature

Jonathan Hunnicutt

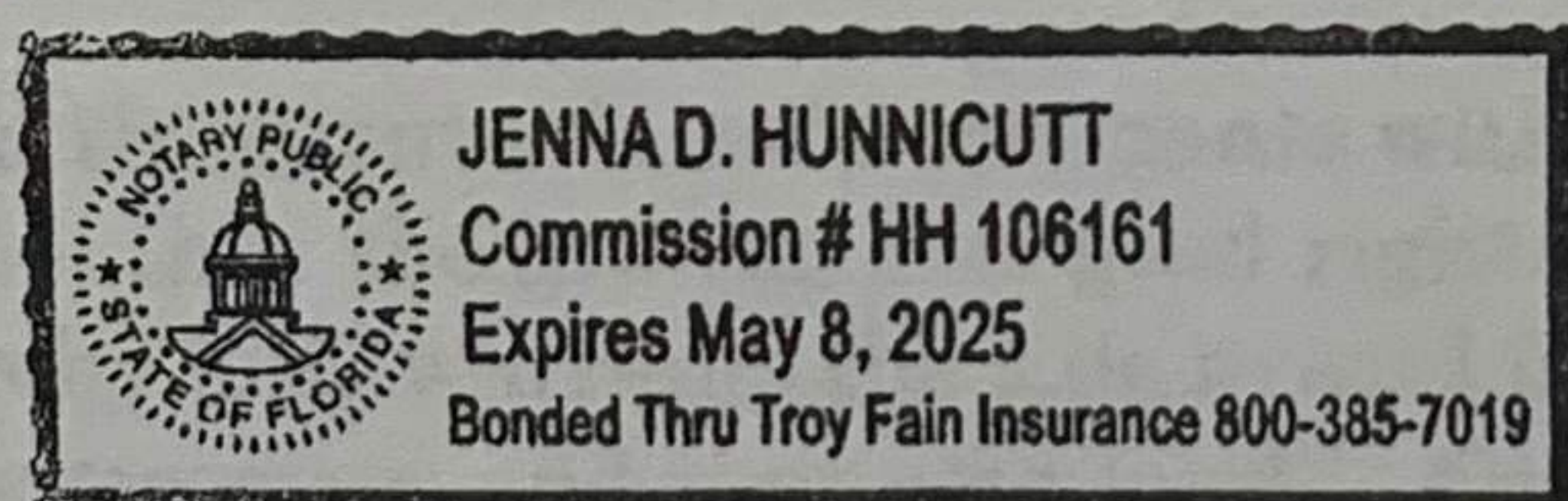
Witness 2 Printed Name

BY:

[Signature]
Alan R. Jean, Authorized Member

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 19th day of October, 2022, by Alan R. Jean, Authorized Member of Jean Group, LLC, a Florida limited liability company. He is personally known to me..



Jenna D. Hunnicutt