

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-5109MS

Parcel Identification No 20-3S-16-02202-117

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 26th day of August, 2021 between Brown Road Properties, LLC, a Florida Limited Liability Company, whose post office address is 1140 SW Bascom Norris Drive, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to Matthew B. Karlton and Lyndi M. Karlton, Husband and Wife, whose post office address is 171 NW Ansley Place, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 18 of High Pointe, a subdivision according to the plat thereof as recorded in PRRD Book 1, Pages 28 through 31, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2021 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 Grantees 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:*

Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L. Pearce
Kaitlyn Hill
WITNESS
PRINT NAME: Kaitlyn Hill

Brown Road Properties, LLC, a Florida Limited Liability Company

By: Trevor E. Hickman
Trevor E. Hickman, Managing Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 day of August, 2021, Brown Road Properties, LLC, who is/are personally known to me or has/have produced DVL as identification.

Kelly L. Pearce
Signature of Notary Public

