

Inst: 202112012891 Date: 06/29/2021 Time: 9:05AM
Page 1 of 2 B: 1441 P: 265, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 343.00

This Instrument Prepared By:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

ATT# 4-10860

Warranty Deed

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 28th day of June, 2021, by Lake City Property Developers LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Tiffany Browning, and her husband, William Ladesic whose post office address is: 18884 S US HWY 441, High Springs, FL 32643 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 (s) 1 and 2, Three Rivers Estates, Unit No. 17, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 11, 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:

Lisa Hicks
WITNESS
Lisa Hicks
PRINTED NAME

Jennifer Powers
WITNESS
Jennifer Powers
PRINTED NAME

Daniel Crapps
Daniel Crapps, as Manager of Lake City Property
Developers LLC, a Florida Limited Liability
Company
Gary Towns
Gary Towns, as Manager of Lake City Property
Developers LLC, a Florida Limited Liability
Company

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28
day of June, 2021, by Daniel Crapps and Gary Towns as Managers of Lake City Property Developers LLC, a Florida
Limited Liability Company, on behalf of the company, who is personally known to me or has produced _____
as identification.

(SEAL)

Vera Lisa Hicks
NOTARY PUBLIC

My Commission Expires:

