

Prepared by and return to:
Ralph Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2023-38

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Warranty Deed

This Warranty Deed made this 7th day of July, 2023 between Hala J. Hafner whose post office address is 602 NE Hafner Gln, Lake City, FL 32055, grantor, and J&J Florida Development, LLC, a Florida Limited Liability Company whose post office address is 242 SE Mimosa Place, Lake City, FL 32025, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$375,000.00) 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:

TOWNSHIP 3 SOUTH RANGE 16 EAST That portion of Sections 1, 2, 11 and 12 lying East of U.S. Highway 41, North of new SR 131, and South of Carters Acres Subdivision, a subdivision recorded in Plat Book 5, pages 12, 12a and 12b, of the public records of Columbia County, Florida.

Parcel Identification Number: 12-3S-16-02069-000

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 12/31/2022.

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

Prepared by and return to:

Ralph Deas, Esquire

The Law Office of Ralph R. Deas, P.A.

227 SE Hernando Avenue

Lake City, FL 32025

(386) 754-0771

File Number: 2023-38

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Warranty Deed

This Warranty Deed made this 7th day of July, 2023 between Carib Investment, Inc, a Florida Corporation whose post office address is 602 NE Hafner Gln, Lake City, FL 32055, grantor, and Hala J. Hafner, a widow, whose post office address is 602 NE Hafner Gln, Lake City, FL 32055, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ~~THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$375,000.00)~~ ^{TEN 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:

TOWNSHIP 3 SOUTH RANGE 16 EAST That portion of Sections 1, 2, 11 and 12 lying East of U.S. Highway 41, North of new SR 131, and South of Carters Acres Subdivision, a subdivision recorded in Plat Book 5, pages 12, 12a and 12b, of the public records of Columbia County, Florida.

Parcel Identification Number: 12-3S-16-02069-000

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 12/31/2022.

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

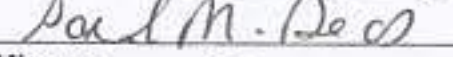
Signed, sealed and delivered in our presence:



Witness

Printed Name: ALICIA A. REDISH

PO Address: 6212 US Hwy 129 N
Live Oak, FL 32060



Witness

Printed Name: Sord M. Deas

PO Address: 227 SE Hernandez Ave
Lake City, FL 32025

State of Florida
County of Columbia

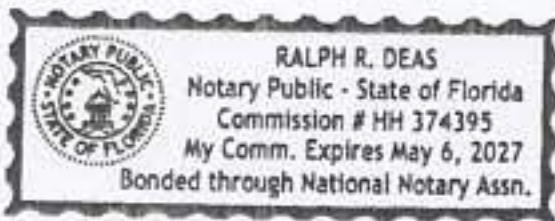
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2023 by Hala Hafner, President of Carib Investment, Inc who ☐ is personally known or ☒ has produced a driver's license as identification.

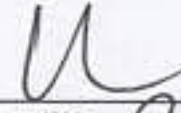
Carib Investment, Inc, a Florida Corporation

By: 

Hala Hafner, President

[Seal]





Notary Public
Print Name: Ralph R. Deas
My Commission Expires: _____

Signed, sealed and delivered in our presence:



Witness

Printed Name: ALICIA A. REDISH

PO Address: 6212 US Hwy 129
Live Oak, FL 32060

Sarah M. Deas

Witness

Printed Name: Sarah M. Deas

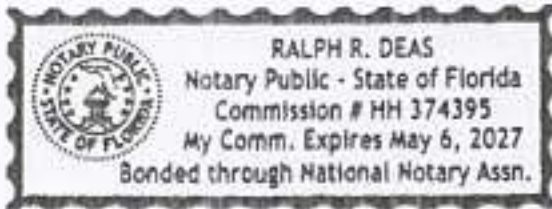
PO Address: 227 SE Hernando Ave
Lake City, FL 32025

State of Florida

County of Columbia

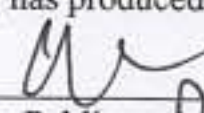
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of July, 2023 by Hala Hafner who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



By: 

Hala Hafner


Notary Public

Print Name: Ralph R. Deas

My Commission Expires: _____