

\$27.00  
23150.00

Prepared by and return to:

c/o Sarah Gulati  
Premier Florida Title, LLC  
479 Montgomery Place  
Altamonte Springs, FL 32714  
407-900-5054  
File Number: PFT-24-7077

Inst: 202412022033 Date: 10/21/2024 Time: 3:59PM  
Page 1 of 3 B: 1525 P: 1656, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy Clerk Doc Stamp-Deed: 3150.00

[Space Above This Line For Recording Data]

## WARRANTY DEED

**This Warranty Deed** made this 4th day of October, 2024 between Armania Agency LLC, a Florida limited liability company whose post office address is 1155 Angela Ridge Court, Kissimmee, FL 34747 (hereinafter referred to as "Grantor"), and

Quintessa Lake City LLC, a Florida limited liability company whose post office address is 492 Norristown Road, Blue Bell, PA 19422 (hereinafter referred to as "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 Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF**

**Parcel Identification Number: 04-4S-16-02772052**

(This property is commonly known as 119 SW Shady Lane, Lake City, FL 32024)

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

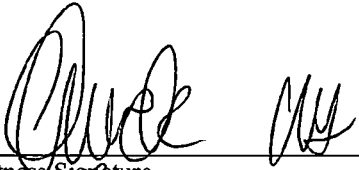
**To Have and to Hold**, the same in fee simple forever.

**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, 2023**.

Whenever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as context requires, and 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.

**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 Signature  
Chuck Nix

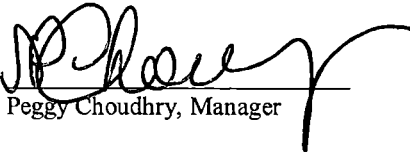
Witness Printed Name

Witness Address: 499 MONTGOMERY PLACE  
ALTAMONTE SPRINGS, FL 32714

  
Witness Signature

Witness Printed Name Doreen McDonald  
Witness Address: 479 Montgomery Place  
Altamonte Springs, FL 32714

Armania Agency LLC,  
a Florida limited liability company

By:   
Peggy Choudhry, Manager

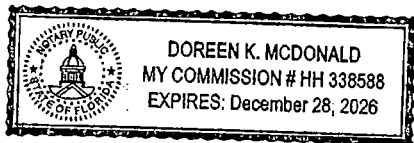
(Corporate Seal)

State of Florida

County of SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of SEPTEMBER, 2024 by Peggy Choudhry as Manager on behalf of Armania Agency LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced FL DL as identification.

[Notary Seal]



  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## **EXHIBIT "A"**

Township 4 South, Range 16 East, Section 4: The North 282.42 feet of the E 1/2 of the NE 1/4 of the SW 1/4 of the NW 1/4 LESS AND EXCEPT 50 feet off the East and South sides thereof for the road right of way.

Together with the following described mobile homes which are attached to and are a part of the above-described property:

1. 1967 Gregory, ID# 4057512.
2. 1973 Concord, ID# 334076342;
3. 1973 Kimberly, ID# 3K50AC36011;
4. 1973 Monson, ID# 3M50AM34705;
5. 1972 Lamplighter, ID# M311313
6. 1972 King, ID# R324
7. 1971 Park Avenue, ID #21070
8. White single wide mobile home, unknown make and model

Parcel Identification Number: 04-4S-16-02772052