

Prepared by and return to:  
Matthew Bentayou, J.D.  
Florida Select Title, LLC  
1701 W. Hillsboro Blvd. Suite 209  
Deerfield Beach, FL 33442  
954-571-9954  
File Number: 171146

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## Warranty Deed

**This Warranty Deed** made this 19<sup>th</sup> day of **January, 2018** between **Penny L. Brady, a married woman** whose post office address is **1322 SW Dairy Street, Lake City, FL 32055**, grantor, and **1380 Duval Street, LLC, a Florida limited liability company** whose post office address is **233 N Federal Highway, Suite 65, Dania Beach, FL 33004**, 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 TEN AND NO/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:

**Section 33: Lots 1, 2, 3, 4 and 5, Block 3, Morningside Heights, a subdivision in the NE 1/4 of said Section 33, according to the map or plat thereof as recorded in Plat Book 3, Page 1, Public Records of Columbia County, Florida. Less and Except 10.00 feet of uniform width off the East side of Lots 4 and 5.**

**Together with a 1978 Fleetwood Double-Wide mobile home**

**Parcel Identification Number: 33-3S-17-06396-000**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 1322 SW Dairy Street, Lake City, FL 32055.**

**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, 2017**.

**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:

Matthew Bentayou  
Witness Name: Matthew Bentayou

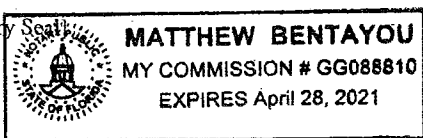
Mj  
Witness Name: Melissa Graham

Penny L. Brady (Seal)  
Penny L. Brady

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 2018 by Penny L. Brady, who [ ] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]



Matthew Bentayou  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_