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8640.01-19-165
12/10/2019

REC. 27.00
DOC. 1064.00
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INDEX 0
CONSIDERATION 152,000.00

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

Inst: 202012001208 Date: 01/14/2020 Time: 4:35PM
Page 1 of 3 B: 1403 P: 1035, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 1064.00

WARRANTY DEED

THIS WARRANTY DEED made this 10 day of JAN., 2020, by
TOMAHAWK LAND, LLC., a Florida limited liability company, whose mailing address is
Post Office Box 2202, Lake City, Florida 32056, hereinafter called the Grantor, to JAMES
POIRRIER, whose mailing address is 454 SW Dyal Avenue, Lake City, Florida 32024,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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, viz:

The NE 1/4 of the SW 1/4, Section 34, Township 4 South, Range 16 East,
Columbia County, Florida.

Parcel Number: 34-4S-16-03271-001

This deed is given to and accepted by Grantee subject to all restrictions,
reservations, easements, limitations, and mineral rights of record, if any, and all
zoning and land use rules, regulations, and ordinances, but this shall not serve to
reimpose the same.

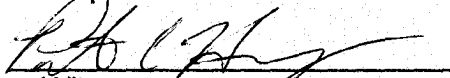
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

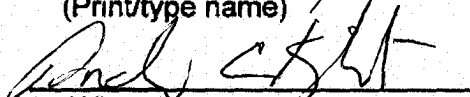
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully
seized of said land in fee simple; that the Grantor has good right and lawful authority to sell
and convey said land; that the Grantor hereby fully warrants the title to said land and will
defend the same against the lawful claims of all persons whomsoever; and that said land
is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:

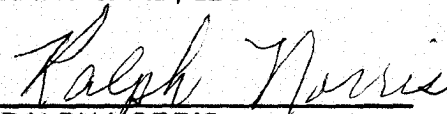

Witness

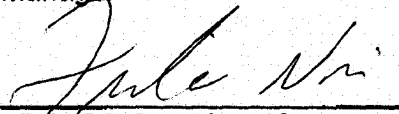
Peter C. Henry
(Print/type name)



Witness

Andrew C. Knight
(Print/type name)

TOMAHAWK LAND, LLC.

By: 
RALPH NORRIS
Manager

By: 
FREDERICK NORRIS
Manager

By: 
BILLY R. ELIXSON
Manager

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of January, 2020, by RALPH NORRIS, FREDERICK NORRIS and BILLY R. ELIXSON, as Managers of TOMAHAWK LAND, LLC., a Florida limited liability company, for and on behalf of said Company, who are personally known to me or produced _____ as identification.



Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires: 7/21/2023

