

Prepared By & Return To:
Lisa Luckerman of
Attorney's Title & Trust Services
P.O. Box 1265
Old Town, Florida 32680
Tax ID#R09116-128
File #20222800

Inst: 202212011354 Date: 06/09/2022 Time: 11:40AM
Page 1 of 3 B: 1468 P: 1690, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 574.00



WARRANTY DEED

Made this 2nd day of June, 2022 by Liquid Property Group, LLC, a Delaware Limited Liability Company, whose mailing address is 7345 International Place, Suite 106, Sarasota, Florida 34240, hereinafter called the grantor, to Ronnie Foxx and Jocelyn Foxx, husband and wife, whose mailing address is: 141 SW Erskine Court, Lake City, Florida 32024, hereinafter called the grantee,

(Whenever used herein the term "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 Eighty-Two Thousand Dollars and 00/100 (\$82,000.00) 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 situated in Columbia County, Florida, viz:

See attached for legal

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

TO HAVE AND TO HOLD, the same is 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 2021.

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

Liquid Property Group, LLC a Delaware
Limited Liability Company

By: John M. Tiffin as Managing

Member

Signed, Sealed and Delivered in Our Presence:

Witness #1 Signature

Gabrielle Finch

Witness #1 Printed Name

Witness #2 Signature

Russell D Duza

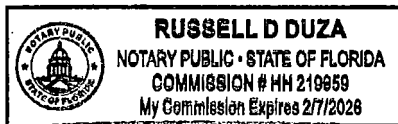
Witness #2 Printed Name

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of X Physical
Presence or Online Notarization this 27 day of MAY, 2022 by
John M. Tiffin as Managing Member of Liquid Property Group, LLC, a Delaware
Limited Liability Company on behalf of the company who is personally known to
me or who has/have produced
DRIVERS LICENSE as identification.

Notary Public



Legal Description

Lot 28, Hills at Rose Creek, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 150 through 153, inclusive, of the Public Records of Columbia County, Florida.