

This Instrument Prepared by:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025

Parcel Identification Number:

15-4S-16-03001-101, 15-4S-16-03001-102

(Space Above This Line For Recording Data)

Special Warranty Deed

This SPECIAL WARRANTY DEED (this “Deed”) is made as of this 2nd day of August, 2024 between **Forest Land Development, LLC**, whose mailing address is **426 SW Commerce Drive Ste 145, Lake City, FL 32025** (“Grantor”) to, **Maronda Homes, LLC of Florida** whose mailing address is **5220 Shad Road #202, Jacksonville, FL 32257** (“Grantee”).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee’s successors and assigns forever, all the right, title, and interest in and to that certain real property (the “**Property**”) located and situated in **Columbia County, Florida** and fully described as follows:

Parcel 1:

Lot 1, FOREST COVE, a subdivision according to the map or plat thereof, as recorded in Plat Book 10, Pages 10 and 11, of the Public Records of Columbia County, Florida.

Parcel 2:

Lot 2, FOREST COVE, a subdivision according to the map or plat thereof, as recorded in Plat Book 10, Pages 10 and 11, of the Public Records of Columbia County, Florida.

Together with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

To have and to hold the same in fee simple forever.

Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

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

Signed, sealed and delivered
in our presence:

Sarah Raulerson

Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

Lake City, FL 32025

Forest Land Development, LLC, a Florida Limited Liability
Company

By: *Robert S. Stewart*

Robert S. Stewart, Manager

By: *Bennett G. Martin*

Bennett G. Martin, Manager

Susan B. Weirich

Witness

Print Witness Name and Address:

Susan B. Weirich

426 SW Commerce Dr.#145

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
2nd day of August, 2024 by Robert S. Stewart and Bennett G. Martin, Managers of Forest Land Development, LLC, a FL
Limited Liability Company, on behalf of the Limited Liability Company.

Susan B. Weirich

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: ☒

OR Produced Identification: _____

Type of Identification Produced: _____

