

BSG:lss
8678.01-24-154
12/04/2024

①

REC. \$ 27.00
DOC. 210.00
INT. 6
INDEX 8
CONSIDERATION \$ 30,000.00

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

The preparer of this instrument has not been
provided with a survey to show the
quantity of lands included, or the location of
the boundaries and has prepared this
document without the benefit of a survey.

Inst: 202412026660 Date: 12/13/2024 Time: 2:45PM
Page 1 of 3 B: 1529 P: 1170, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC JS
Deputy Clerk Doc Stamp-Deed: 210.00

WARRANTY DEED

THIS WARRANTY DEED made and executed the 10 day of
DECEMBER, 2024, by DELTA OMEGA PROPERTIES, INC., a Florida
corporation existing under the laws of Florida, and having its principal place of business
at 3454 SW County Road 242, Lake City, Florida 32024, hereinafter called the Grantor,
to TRENT GIEBEIG CONSTRUCTION, INC., a Florida corporation, whose mailing address
is 697 SE Holly Terrace, Lake City, Florida 32025, 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, by
these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto
the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 56 of CROSSWINDS, PHASE TWO, according to the Plat thereof as recorded
in Plat Book 8, Page 83, of the public records of Columbia County, Florida.

Tax Parcel No. 24-4S-16-03117-156

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.

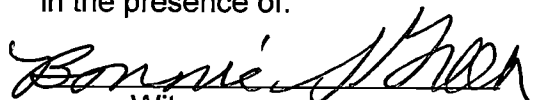
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

DELTA OMEGA PROPERTIES, INC.



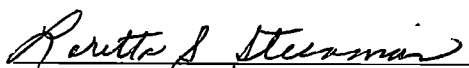
BY:


JAMES R. SMITHEY
President


Witness
BONNIE S. GREEN

(print/type name)

Address: 1241 South Marion Avenue
Lake City, Florida 32025



ATTEST:


BRYAN B. SMITHEY
Secretary

Witness

Loretta S. Steinmann

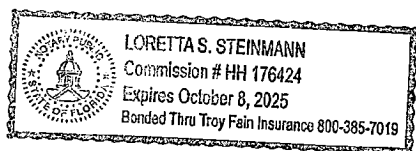
(print/type name)

Address: 1241 South Marion Avenue
Lake City, Florida 32025

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of December, 2024, by JAMES R. SMITHEY and BRYAN B. SMITHEY, as President and Secretary respectively of DELTA OMEGA PROPERTIES, INC., a Florida corporation, for and on behalf of said corporation, who are personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: