

Prepared by and return to:
Macy McRae
Atlantic Title Firm
8704 Southwest Flutto Way
Port St. Lucie, FL 34987

File No 2024-1899

Parcel Identification No 27-3S-16-02318-001

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WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29 day of August, 2024 between **CRB Investment Properties, LLC, a Florida Limited Liability Company**, whose post office address is PO Box 48, Fort White, FL 32038, of the County of Columbia, Florida, Grantor, to **Rushmore Properties, LLC, a Florida Limited Liability Company**, whose post office address is 175 Northwest Amenity Court, Lake City, FL 32055, of the County of Columbia, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Section 27:

Commence at the Southwest corner of Section 27, Township 3 South, Range 16 East, Columbia County, Florida, and run North 01°16'14" West, along the West line of said Section 27, said line being the centerline of a County paved road (Turner Road) a distance of 2,112.75 feet to an iron pipe and the Point of Beginning,

Thence continue North 01°16'14" West, along said line 529.18 feet; thence North 89°52'36" East, 1,364.97 feet; thence South 01°45'02" East, 529.10 feet; thence South 89°52'05" West, 1,369.27 feet to the Point of Beginning.

LESS AND EXCEPT:

The North half of Official Records Book 1398, Page 2166, of the Public Records of Columbia County, Florida, lying in Section 27, Township 3 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at the Southwest corner of the aforesaid Section 27, and run North 01°16'14" West, along the West line of said Section 27, said line being the centerline of a County paved road (Turner Road), a distance of 2,641.93 feet; thence run North 89°52'36" East, departing said West line a distance of 25 feet to a point on the East right-of-way line of said Turner Road and the Point of Beginning;

Thence continue North 89°52'36" East 1,339.96 feet; thence run South 01°45'02" East, a distance of 264.55 feet; thence run South 89°52'20" West a distance of 1,342.18 feet to said East right-of-way line of Turner Road; thence run North 01°16'14" West along said East line a distance of 264.60 feet to the Point of Beginning.

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

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-7306MS

Parent Parcel 27-3S-16-02318-001

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 17th day of October, 2023 between **Cody M. Giltner, a Married Man**, whose post office address is **2002 70th Street Court East, Bradenton, FL 34208**, of the County of Manatee, State of Florida, Grantor, to **Rushmore Properties, LLC, a Florida Limited Liability Company**, whose post office address is **175 NW Amenity Court, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

THE NORTH HALF OF ORB 1398, PAGE 2166, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LAYING IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFORESAID SECTION 27, AND RUN NORTH 01°16'14" WEST, ALONG THE WEST LINE OF SAID SECTION 27, SAID LINE BEING THE CENTERLINE OF A COUNTY PAVED ROAD (TURNER ROAD) A DISTANCE OF 2641.93 FEET, THENCE RUN NORTH 89°52'36" EAST, DEPARTING SAID WEST LINE A DISTANCE OF 25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°52'36" EAST 1339.96 FEET; THENCE RUN SOUTH 01°45'02" EAST A DISTANCE OF 264.55 FEET; THENCE RUN SOUTH 89°52'20" WEST A DISTANCE OF 1342.18 FEET TO SAID EAST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE RUN NORTH 01°16'14" WEST ALONG SAID EAST LINE A DISTANCE OF 264.60 FEET TO THE POINT OF BEGINNING.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:*


WITNESS
PRINT NAME: _____

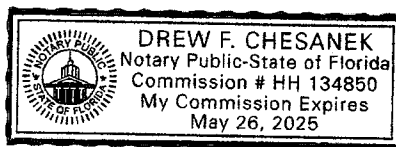

WITNESS
PRINT NAME: Drew Chesaneck


Cody M. Giltner

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 17 day of October, 2023, by Cody M. Giltner.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ✓ OR Produced Identification: _____
Type of Identification
Produced: _____

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

Signed, sealed and delivered in our presence:

CRB Investment Properties, LLC, a Florida Limited Liability Company

By

Cody Ryan Barrs, Manager

182 S. Marion Ave
Lake City, FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City, FL 32025
WITNESS 2 ADDRESS

WITNESS
PRINT NAME: Macy McRae
WITNESS
PRINT NAME: Christy Wells

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 29 day of August, 2024 by Cody Ryan Barrs, Manager of CRB Investment Properties, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: x
OR Produced Identification: _____

Type of Identification Produced: _____



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025