

Prepared by and return to:

Macy McRae  
Atlantic Title Firm  
182 South Marion Avenue  
Lake City, FL 32025

File No 2025-2896

Parcel Identification No 04-2S-17-04667-001

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture** made the **31st day of March, 2025** between **Thanh Ki Cao Nguyen, a single man**, whose post office address is Northwest 10th Street, Chiefland, FL 32626, of the County of Levy, Florida, Grantor, to **4 Guys Investments LLC, a Florida Limited Liability Company**, whose post office address is 6355 SE CR 245, Lake City, FL 32025, 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:

Begin at the Southwest corner of the SW 1/4 of SE 1/4, Section 33, Township 1 South, Range 17 East, Columbia County, Florida, and run- thence N. 0°03'19" W. along the West line of said SW 1/4 of SE 1/4, 464.16 feet to the East right-of-way line of State Road No. 47 (U.S. Hwy. 441); thence Northerly along said East right-of-way line along a curve to the left having a radius of 3869.72 feet along a chord bearing N. 8°24'56" E. 480.34 feet; thence N. 89°53'32" E. 1252.18 feet to the East line of said SW 1/4 of SE 1/4; thence S. 0°08'54" E. along said East line, 922.52 feet to the Southeast corner of said SW 1/4 of SE 1/4; thence S. 74°57'56" W. along the centerline of Green Cemetery Circle Road (a county maintained graded road) 1022.88 feet; thence N. 83°11'31" W. still along said centerline, 340.04 feet to the West line of the NE 1/4 of Section 4, Township 2 South, Range 17 East; thence N. 0°15'44" E. along said West line, 205.36 feet to the point of beginning. Said lands being a part of the NW 1/4 of NE 1/4, Section 4, Township 2 South, Range 17 East, North of Green Cemetery Circle Road. Less and except lands conveyed in Official Records Book 1429, Page 2109, of the Public Records of Columbia County, Florida.

The above described property is not nor has it ever been the homestead property of the Grantor.

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

**Subject to** taxes for 2025 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.

**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:*

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

Thanh Ki Cao Nguyen  
Thanh Ki Cao Nguyen

182 S. Marion ave  
Lake city FL 32025  
WITNESS 1 ADDRESS

182 S. Marion ave  
Lake city FL 32025  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1  
day of April, 2025, by Thanh Ki Cao Nguyen, ☐ who is/are personally known to me or ☒ who has/have produced  
DL as identification.

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

