

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064
File Number: 20-0129

General Warranty Deed

Made this June ²~~X~~, 2020 A.D. By Empire Realty of North Florida Inc, a Florida corporation, whose address is: 284 SW Baya Drive, Ste. 102, Lake City, Florida 32025, hereinafter called the grantor, to Prestige Solutions Group LLC, a Florida Limited Liability Company, whose post office address is: 426 S.W. Commerce Drive, Lake City, Florida 32025, 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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in Columbia County, Florida, viz:

Lot 21, CARTER PLACE, unrecorded, more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 5, Township 3 South, Range 17 East, Columbia County, Florida and run North 0 degrees 57 minutes West, along the West line of said Section, 775.54 feet; thence North 88 degrees 52 minutes East, 300.00 feet to the Point of Beginning; thence continue North 88 degrees 52 minutes East, 285 feet; thence North 0 degrees 57 minutes West, 315.51 feet to the South line of Ivy Street; thence South 88 degrees 52 minutes West along said South line, 285.00 feet; thence South 0 degrees 57 minutes East 315.51 feet to the Point of Beginning.

AND

Lot 22, CARTER PLACE, unrecorded, more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of Section 5, Township 3 South, Range 17 East, Columbia County, Florida and run North 0 degrees 57 minutes West, along the West line of said Section, 775.54 feet to the Point of Beginning; thence continue North 0 degrees 57 minutes West along said West line, 375.50 feet; thence North 88 degrees 52 minutes East, 300 feet to the West line of Ivy Street; thence South 0 degrees 57 minutes East, along said West line of Ivy Street, 60.00 feet; thence continue South 0 degrees 57 minutes East 315.51 feet; thence South 88 degrees 52 minutes West, 300.00 feet, to the Point of Beginning.

Parcel ID Number: 05-3S-17-04843-021 05-3S-17-04843-022

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

DEED Individual Warranty Deed - Legal on Face

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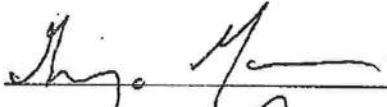
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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 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 December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Grace Morse

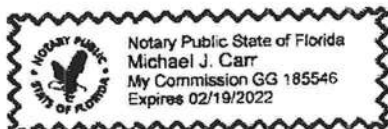

Witness Printed Name Michael S. Carr

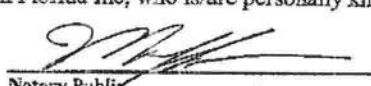
Empire Realty of North Florida Inc


By: Matthew J. Rende, President (Seal)

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this ^{2nd} 1st day of June, 2020, by Matthew J. Rende as President of Empire Realty of North Florida Inc, who is/are personally known to me or who has produced FL Driver License as identification.




Notary Public
Print Name: Michael J. Carr
My Commission Expires: 2/19/2022