

Prepared by:

Ashlie Luckey, Esq.  
Florida Legal Title, LLC,  
4045 NW 43rd Street, Suite B  
Gainesville, Florida 32606

File Number: 736123PARKER

## Warranty Deed

**This Indenture**, made April 3, 2023 A.D. between **Parker Development LLC, a Florida limited liability company**, whose post office address is: P.O. Box 336, Wellborn, Florida 32094, Grantor and **David M. Channell and Nancy T. Channell, husband and wife** whose post office address is: 201 SE Fawn Glen, Lake City, Florida 32025, Grantee:

**Witnesseth** that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to wit:

Lot 6, Block 4, HIGHLANDS, an addition to the City of Lake City, a subdivision according to the plat thereof recorded at Plat Book 3, Page 50, in the Public Records of Columbia County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **31-3S-17-05916-000**

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

Parker Development LLC  
a Florida limited liability company

**Signed and Sealed in Our Presence:**

By: Andrew Lang

Andrew Lang  
Its: Manager/Member

April Williams

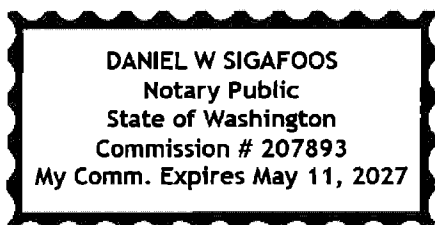
Witness Print Name: April Williams

[Signature]

Witness Print Name: Daniel W Sigafos

State of ~~Florida~~ Washington  
County of ~~Alachua~~ Snohomish

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (✓) online notarization, this 3 day of April, 2023, by Andrew Lang, the Manager/Member of Parker Development LLC, a limited liability company existing under the laws of the State of Florida. He is personally known to me or has produced a ~~driver's license~~ as identification.  
Passport



[Signature]  
Notary Public

Notary Printed Name: Daniel W Sigafos

My Commission Expires: 5/11/2027

Completed via Remote Online Notarization using 2 way Audio/Video technology.