

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880

IT IS GRANTEE'S WISH TO COMBINE Parcel's 03-4S-16-02731-061 & 03-4S-16-02731-062 **INTO ONE PARCEL (# 03-4S-16-02731-062)**

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 8 day of April, 2022 between **Cornerstone Homes of Lake City, Inc, a Florida Corporation**, whose post office address is **426 SW Commerce Drive Suite 130, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **The Preserve at Laurel Lake, Inc., a Florida Corporation**, whose post office address is **426 SW Commerce Drive Suite 130, Lake City, FL 32025**, 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:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 61, PRESERVE AT LAUREL LAKE, UNIT 1, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 19-25 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 79°25'09" W, ALONG THE SOUTH LINE OF SAID LOT 61, 33.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 79°25'09" W, ALONG SAID SOUTH LINE, 50.77 FEET TO THE SW CORNER OF SAID LOT 61; THENCE N 14°06'48" E, ALONG THE WEST LINE OF SAID LOT 61, 127.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SW SILVER PALM DRIVE, SAID POINT BEING ON A CURVE; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT OF WAY, ALONG SAID CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1327.00 FEET, A CENTRAL ANGLE OF 02°00'00", A CHORD BEARING AND DISTANCE OF S 76°53'39" E 46.32 FEET, AN ARC DISTANCE OF 46.32 FEET; THENCE S 12°07'37" W 125.74 FEET TO THE POINT OF BEGINNING.

AND

LOT 62, PRESERVE AT LAUREL LAKE UNIT 1, as per the plat thereof recorded in Plat Book 9, Page 19, of the Public Records of Columbia County, Florida.

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

Subject to taxes for 2022 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 have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Cristin Ashe
WITNESS

PRINT NAME: Cristin Ashe

Mallory Pruitt
WITNESS

PRINT NAME: Mallory Pruitt

Cornerstone Homes of Lake City, Inc, a Florida Corporation

By: Scott D. Stewart
Scott D. Stewart

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of April, 2022, by Scott D. Stewart, President of Cornerstone Homes of Lake City, Inc, who is personally known to me or has produced _____ as identification.

Michelle Monahan
Signature of Notary Public

