

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6920CW

Parcel Identification No 33-3S-17-06542-000

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WARRANTY DEED

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

This indenture made the 2nd day of May, 2023 between MLM Properties-Sunshine, LLC, a Maryland Limited Liability Company, whose post office address is 2109 Owls Nest Way, Jessup, MD 20794, of the County of Anne Arundel, State of Maryland, Grantor, to Steven J. Winsberg, a Single Man, whose post office address is 381 SW Stewart Loop, Lake City, FL 32024, 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 South 45 feet of Lot 4; The South 45 feet of the West 25 feet of Lot 3; and The North 15 feet of the West 90 feet of Lot 5, Block 6, Highland Estates, according to the Plat thereof, recorded in Plat Book 2, Page(s) 114, 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 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 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:*

Manuel Guenica
WITNESS
PRINT NAME: Manuel Guenica

Wilmer R Bucarelo
WITNESS
PRINT NAME: Wilmer R Bucarelo

MLM Properties-Sunshine, LLC, a Maryland
Limited Liability Company

By: *Marvin L Mayo*
Marvin L. Mayo, Manager

STATE OF Maryland
COUNTY OF Prince George

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online
notarization this 2nd day of May, 2023, MLM Properties-Sunshine, LLC, who is/are personally known to me
or has/have produced Driver's license as identification.

Wilmer R Bucarelo
Signature of Notary Public

