

Prepared by and return to:

The Law Office of Ralph R. Deas, P.A.
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Inst: 202112021245 Date: 10/19/2021 Time: 2:54PM
Page 1 of 2 B: 1450 P: 984, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

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Warranty Deed

(Corporation to Corporation)

This Warranty Deed made this 19th day of October, 2021, between GSMS Developers, Inc, a Florida Corporation, whose address is 426 SW Commerce Drive Ste. 130, Lake City, FL 32025, grantor, and Sorensen & Smith LLC, a Florida Limited Liability Company, whose address is 426 SW Commerce Drive Ste. 130, Lake City, FL 32025, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Lots 15, 16, 17, and 44, of RESERVE AT JEWEL LAKE PHASE 2, according to the plat thereof, as recorded in Plat Book 9, Pages 153-162, of the Public Records of Columbia County, Florida. (Part of Parcel 33-3S-16-02439-000.)

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.

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, 2020.

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:

Jeanette Kirby
Signature of Witness
Jeanette Kirby
Print name of Witness

GSMS Developers, Inc.
Gerald M. Smith Jr.
Gerald M. Smith Jr, Manager

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of October, 2021, by Gerald M. Smith Jr, Manager of **GSMS Developers, Inc.** who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
State of Florida
Comm# HH070503
Expires 12/9/2024

Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: 12/9/24