

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4714KP

Parcel Identification No 26-7S-16-04328-006

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 3rd day of June, 2021 between Joseph Blake Hunter, a Single Man, whose post office address is **505 SW Worry Free Glen, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantor, to **MacknJill, LLC, a South Dakota Limited Liability Company**, whose post office address is **1023 Santa Anita Street, Oceanside, CA 92058**, of the County of San Diego, State of California, 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:

See Exhibit "A"

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

Subject to taxes for 2021 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

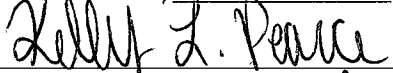
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*



WITNESS

PRINT NAME: Matthew Rourke



WITNESS

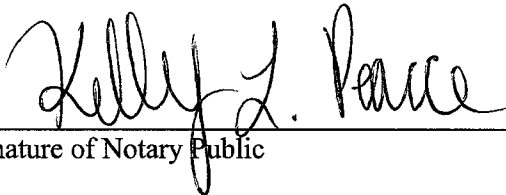
PRINT NAME: Kelly L. Pearce



Joseph Blake Hunter

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 03 day of June, 2021, Joseph Blake Hunter, who is/are personally known to me or has/have produced DVL as identification.



Signature of Notary Public

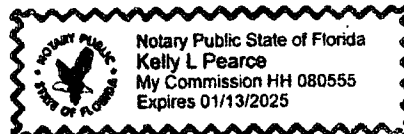


Exhibit "A"
Property Description

Part of the NW 1/4 of Section 26, Township 7 South, Range 16 East, Columbia County, Florida, and being part of those lands described in Official Records Book 1373, Page 1359 of the Official Records of Columbia County, Florida, more particularly described as follows:

Commence at a 5/8" iron rod, LS 4708, marking the SW corner of the North 1/2 of Section 26, Township 7 South, Range 16 East, Columbia County, Florida, and thence N. 00 degrees 34'00" W along the West line or said North 1/2 of the NW 1/4, a distance of 660.00 feet to a 5/8" iron rod, LS 4708, marking the NW corner of lands described in Official Records Book (Orb) 1373, Page 1359 of the Official Records of Columbia County Florida, thence N 89 degrees 14'22" E. along the North line of said lands described in Orb 1373, Page 1359, a distance of 264.00 feet to a 5/8" iron rod, LS 4708, and the Point of Beginning of the herein described lands, thence continue N 89 degrees 14'22"E. 264.00 feet to a 5/8" iron rod, LS 4708, marking the NE corner of said lands described in Orb 1373, Page 1359, thence S.00 degrees 34'00"E along the East line of said lands, 660.00 feet to a 5/8" iron rod, LS 4708, on the South line of said North 1/2 of the NW 1/4; thence S.00 degrees 33'59" E., 208.73 feet to a 5/8" iron rod, LS 4708, marking the SE corner of said lands described in Orb 1373, Page 1359, thence S.89 degrees 14'22"W, along the South line of said lands, 264.31 feet to a 5/8" iron rod, LS 4708, thence N.00 degrees 32'46"W., 868.73 feet to the Point of Beginning.

Subject to and together with the right of ingress and egress over and across the private road currently known as SW Worry Free Glen.