

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-11991

Inst: 202312001058 Date: 01/23/2023 Time: 8:23AM
Page 1 of 3 B: 1483 P: 547, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 1645.00

Warranty Deed

This Warranty Deed is executed this 13th of January, 2023, by Travis Morgan and his wife, Rebecca Morgan, whose address is 1124 Southeast Magnolia Loop, Lake City, FL 32025, hereinafter called the grantor, to Blow Ryderwood LLC, a Florida Limited Liability Company, as to an undivided Fifty Percent (50%) Interest, and Robert Williams and Meyna Williams, husband and wife as to the remaining Fifty Percent (50%) Interest, whose address is: 495 Southwest Lakeview Avenue, Lake City, FL 32025, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

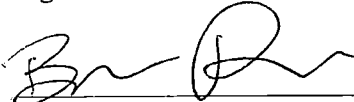
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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

Brooke Parrish

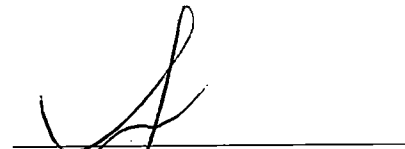
Print Name



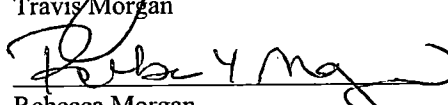
Witness

Macy McRae

Print Name




Travis Morgan



Rebecca Morgan

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of January, 2023, by Travis Morgan and Rebecca Morgan.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

Personally Known: _____ OR Produced Identification: X
Type of Identification Produced: DL

4-11991

Exhibit "A"
Property Description

Lots 7, 8 and 9 of J. R. Tison unrecorded subdivision of the East 1/2 of Lot 6, of Section 11, Township 2 South, Range 15 East, Columbia County, Florida, according to the Plat thereof recorded in Official Records Book 85, beginning at page 237, of the public records of Columbia County, Florida.

Together with that certain easement for ingress and egress as recorded in Official Records Book 393, Page 618 of the public records of Columbia County, Florida.