

Prepared By:

National Title Services, LLC
813 Winchester Road
Suite 101
Lexington, KY 40505

After Recording Return To:

MH Interests LLC
9600 Escarpment Boulevard
Austin, TX 78749

File No.: FL-23-3302

APN: R00459-323

Space Above This Line for Recorder's Use

GENERAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF FLORIDA
COLUMBIA COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS (\$10.00) and for other good and valuable consideration in hand paid and the receipt and sufficiency of which is hereby acknowledged,

Craig M. Womer, Jr. and Paula I. Womer, husband and wife, residing at 983 SW Mary Terrace, Lake City, FL 32024 (hereinafter referred to as the "Grantor") hereby grants, sells, and conveys to

MH Interests LLC, a Texas Limited Liability Company, residing at 9600 Escarpment Boulevard, Austin, TX 78749 (hereinafter referred to as the "Grantee") the following described real estate situated in Columbia County, Texas to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

TEXAS GENERAL WARRANTY DEED

AND said Grantor, for said Grantor, their heirs, successors, executors and administrators, covenants with Grantee, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and their heirs, executors and administrators shall warrant and defend the same to said Grantee, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal this 12th day of February, 2024.

Witness:

Christopher Yon
WITNESS
PRINT NAME: Christopher Yon
13518 Deer Creek Rd.
Ashland, VA 23005

[Signature]
WITNESS
PRINT NAME: Andrew Ray Yon
13518 Deer Creek Rd.
Ashland, VA 23005

Craig M. Womer, Jr
Craig M. Womer, Jr.

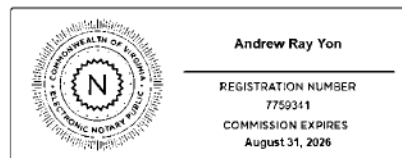
Paula I. Womer
Paula I. Womer

COMMONWEALTH OF VIRGINIA
COUNTY OF HANOVER

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 12th day of February, 2024, by Craig M Womer, Jr. and Paula I Womer.

[Signature]
Notary Public

My Commission Expires: 08/31/2026



Notarized by USA Notary using online audio / video communication
Executed in Hanover County, VA

TEXAS GENERAL WARRANTY DEED

EXHIBIT "A"
Property Description

COMMENCE AT THE SE CORNER OF SAID SECTION 14, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN ALONG THE EAST LINE OF SAID SECTION 14, N 00 DEGREES 38'48" W 360.74 FEET TO THE POINT OF BEGINNING; THENCE S 89 DEGREES 21'12" W, 629.70 FEET; THENCE N 01 DEGREES 11'47" W, 344.99 FEET; THENCE N 89 DEGREES 21'15" E, 633.01 FEET TO THE EAST LINE OF SAID SECTION 14; THENCE S 00 DEGREES 38'48" E, 344.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS & UTILITY PURPOSES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

SAID EASEMENT LIES 30.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE: : COMMENCE AT THE SE CORNER OF SAID SECTION 14, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN ALONG THE EAST LINE OF SAID SECTION 14, N 00 DEGREES 38'48" W 360.74 FEET; THENCE S 89 DEGREES 21'12" W, 629.70 FEET; THENCE N 01 DEGREES 11'47" W, 344.99 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE S 89 DEGREES 21'09" W, 635.01 FEET TO THE POINT OF TERMINATION OF SAID LINE. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.

A/K/A LOT 23, TIMBER RIDGE, AN UNRECORDED SUBDIVISION.

TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATE THEREON.