

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12034

Inst: 202312003308 Date: 02/27/2023 Time: 8:32AM
Page 1 of 3 B: 1485 P: 926, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deeds-1540.00

Warranty Deed

This Warranty Deed is executed this 24 of February, 2023, by Linda F. Jones, a Single Person, whose address is 449 Southwest Montgomery Drive, Lake City, FL 32025, hereinafter called the grantor, to Triton Investment Group LLC, a Florida Limited Liability Company, whose address is: 537 SW Windsor Drive, Lake City, FL 32024, 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.

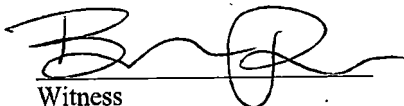
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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.

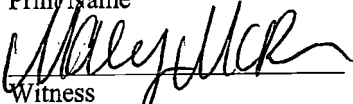
Signed, sealed and delivered in our presence:



Witness

Brooke Parrish

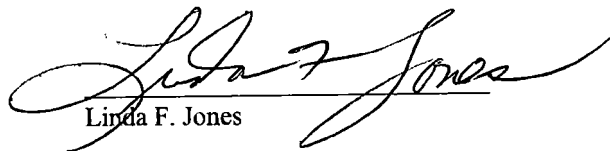
Print Name



Witness

Macy McRae

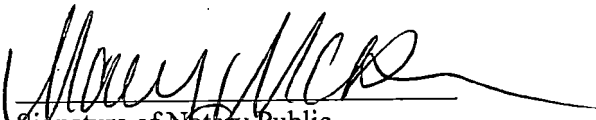
Print Name



Linda F. Jones

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ()
online notarization this 24 day of February, 2023, by Linda F. Jones.



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

Exhibit "A"
Property Description

BEGIN AT THE SOUTHEAST CORNER OF THE NW 1/4 OF NW 1/4 , SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S86°16'W ALONG THE NORTH LINE OF DUVAL STREET (U.S. HWY. 90), 250.87 FEET TO THE EAST LINE OF CHESTNUT STREET; THENCE N6°44'30"E ALONG SAID EAST LINE, 250.97 FEET; THENCE N88°28'09"E, 254.90 FEET TO THE EAST LINE OF SAID NW/14 OF NW 1/4 ; THENCE S8°03'50"W ALONG SAID EAST LINE, 241.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION CONTAINED IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 775, PAGE 1993, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.