

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 2020-3547CC

Parcel Identification No 12-4S-16-02941-104

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WARRANTY DEED

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

This indenture made the 13th day of April, 2020 between ELCEE, LLC, a Florida Limited Liability Company, whose post office address is **Rockwood Ramsey Road Laxey, Isle of Man, British Isles IM47PY, United Kingdom**, Grantor, to **Fredrick Elfers, Trustee of The Fredrick Elfers Revocable Living Trust**, whose post office address is **131 Sunset Pointe Blvd, Lake Placid, FL 33852**, of the County of Highlands, State of Florida, 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:

Lot 4, Southern Landings Aviation Subdivision, according to the plat recorded at Plat Book 7, Pages 205 and 206, of the Public Records of Columbia County, Florida.

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

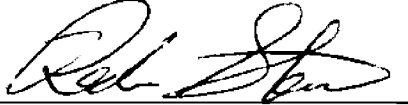
Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered
in our presence:*


WITNESS Robert S. Stewart 4/13/2020

ELCEE, LLC, a Florida Limited Liability Company

Carlene Crosier


WITNESS Carlene Crosier 4/13/2020

Alan Burrows
By: _____

Alan Burrows, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 13th day of April, 2020, Alan Burrows, Manager of ELCEE, LLC, who is personally known to me or has produced Passport as identification.


Signature of Notary Public Robert S. Stewart 4/13/2020

