

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7582CC

Parcel Identification No 16-4S-16-03026-108

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WARRANTY DEED

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

This indenture made the 24th day of January, 2024 between **Turkey Creek Phase 1, LLC, a Florida Limited Liability Company**, whose post office address is **1096 SW Main Boulevard, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Terry L. Wayne, a Single Woman**, whose post office address is **288 SW Kimberly Lane, Lake City, FL 32024**, of the County of Columbia, 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 8, "Kimberly Oaks", according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 198 and 199, 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 2024 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:

Lisa Hicks
Witness: Lisa Hicks
Address: 4515 Lave Lake Rd
Wellborn FL
32094

Kristi L Ditter
Witness: Kristi L. Ditter
Address: 226 SW Guthrie Ter
Lake City, FL 32024

Turkey Creek Phase 1, LLC, a Florida Limited Liability Company

By: [Signature]
Thomas H. Eagle, Manager

By: [Signature]
Daniel Crapps, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 29th day of January, 2024 by Thomas H. Eagle and Daniel Crapps, Managers of Turkey Creek Phase 1, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____

