

**Prepared By and Return to:**  
Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
4-12573

Inst: 202312023379 Date: 12/13/2023 Time: 2:16PM  
Page 1 of 3 B: 1504 P: 1434, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 3745.00

## Warranty Deed

**This Warranty Deed** made this 6 day of December, 2023, between RKLR Investments Group, LLC, a Florida Limited Liability Company, whose address is 20121 Southwest 82nd Place, Cutler Bay, FL 33189, hereinafter called the Grantor, to Peter David Bookalam, and Laura Andrysiak, whose post office address is: 776 Southwest Dyal Avenue, Lake City, FL 32024, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)*

**Witnesseth**, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor, in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantee heirs and assigns forever, the following described land, situate lying and being in Columbia County, Florida:

See Exhibit "A" attached hereto and made a part hereof

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

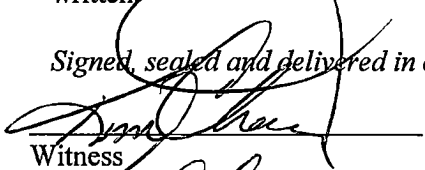
**Subject to taxes** for the current tax year and subsequent years, not yet due and payable; covenants restrictions, easements, reservations and limitations of record, if any.

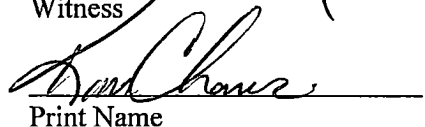
**To have and to hold**, the same in fee simple forever.

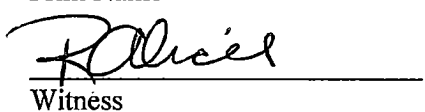
**And** Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

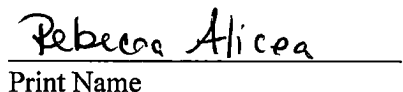
In Witness Whereof, grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in our presence:


  
Witness

  
Print Name

  
Witness


  
Print Name

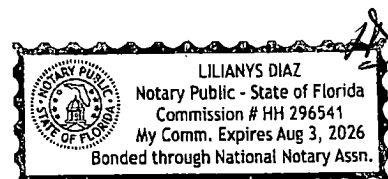
RKLR Investments Group, LLC, a Florida  
Limited Liability Company

By:   
Robert Macdougall, Manager

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of ( 2 ) physical presence or ( )  
online notarization this 10 day of December, 2023 by Robert Macdougall, Manager of RKLR  
Investments Group, LLC, a Florida Limited Liability Company, on behalf of the Limited  
Liability Company.

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



Personally known: ✓  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

### **Exhibit "A"**

#### **Parcel "A"**

A part of the NE 1/4 of the SE 1/4 of Section 27, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Begin at the NW corner of the NE 1/4 of the SE 1/4 of said Section 27 and run thence N 88°00'41"E along the North line thereof, a distance of 556.45 feet to a point on the Westerly right-of-way line of Dyal Road (a 60.00 foot public right-of-way as presently established); thence S 28°35'28"W along said right-of-way line, a distance of 134.89 feet to the point of curve of a curve concave to the Southeast and having a radius of 1175.92 feet and a central angle of 14°58'22"; thence along the arc of said curve an arc distance of 307.29 feet, said curve being subtended by a chord bearing S 21°06'17"W, and a chord distance of 306.42 feet to the point of tangency of said curve; thence S 13°37'06"W, still along said Westerly right-of-way line, a distance of 239.52 feet to the point of curve of a curve concave to the Northwest and having a radius of 1115.92 feet and a central angle of 15°02'07"; thence along the arc of said curve an arc distance of 292.84 feet, said curve being subtended by a chord bearing S 21°08'10"W and a chord distance of 292.00 feet to the point of tangency of said curve; thence S 28°39'14"W still along said Westerly right-of-way line, a distance of 236.43 feet; thence N 47°12'55" W, 78.83 feet to a point on the West line of the NE 1/4 of the SE 1/4 of said Section 27; thence N 02°38'59" W, along said West line, a distance of 1045.19 feet to the Point of Beginning.

Also

#### **Parcel "B"**

A part of the NW 1/4 of the SE 1/4 of Section 27, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Begin at the NE corner of the NW 1/4 of the SE 1/4 of said Section 27, and run thence S 02°38'59"E, along the East line of the NW 1/4 of the SE 1/4 of said Section 27, 696.61 feet; thence S 88°00'41"W, 62.52 feet; thence N 02°38'59"W, 696.61 feet to the North line of said NW 1/4 of the SE 1/4; thence N 88°00'41"E, along said North line, 62.52 feet to the Point of Beginning.