

This Instrument Prepared By:  
Joseph B. Ash  
340 NW Olive Glen  
Lake City, Florida 32055

Inst: 202512000035 Date: 01/02/2025 Time: 1:51PM  
Page 1 of 2 B: 1530 P: 1605, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy Clerk Doc Stamp-Deed: 322.00

Parcel ID:

# WARRANTY DEED

**This Warranty Deed**, made the 31<sup>ST</sup> day of December, 2024, by Cinera Group, LLC, a Florida Limited Liability Company, whose post office address is 340 NW Olive Glen, Lake City, Florida 32055, hereinafter called the Grantor, to 492 SE Lomond Avenue LLC, whose post office address is 6950 Stable Court, St Cloud, Florida 34771 hereinafter called the Grantees.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in Columbia County, State of Florida, viz:

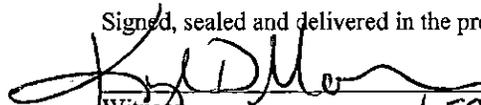
**SEE SCHEDULE "A" ATTACHED**

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

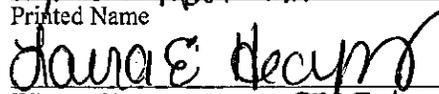
**And** the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in the presence of:

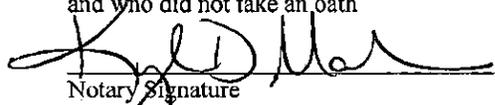
  
Witness  
Kylie D. Markham  
Printed Name  
658 NW Brinkley Ter  
Lake City FL 32055

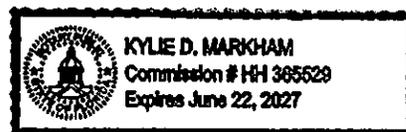
  
JOSEPH B. ASH, MANAGING MEMBER

  
Witness Signature  
Laura E. Heaps  
Printed Name  
3725 NW Huntsboro St #101  
Lake City FL 32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of December 2024, by Joseph B. Ash, who personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath

  
Notary Signature  
Printed Name



## **SCHEDULE "A"**

### **TOWNSHIP 3 SOUTH – RANGE 17 EAST**

**SECTION 05:** Lot 2 Carter Place Subdivision Unrecorded described as: Commence at the Southwest corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , run North 9.28 feet to the Southwest corner of Lot 2 Carters Place for the Point of Beginning, continue North 185.14 feet, East 300.25 feet, South 185.5 feet, West 300.5 feet to the Point of Beginning. Columbia County, Florida.