

Prepared by:
Gregory Rappaport, an employee of
Atlas Title & Escrow Services, LLC,
3620 NW 43rd Street, Suite A
Gainesville, Florida 32606

File Number: 688722BROAD

~~\$207500~~

Warranty Deed

This Indenture, made , May 31, 2022 A.D. Between **BROAD HOMES LLC, a Florida Limited Liability Company**, whose post office address is: 2467 Baronsmede Ct., Winter Garden, Florida 34787, Grantor and **OSCAR ROMAN, JR and SHANNON E SHOLAR, husband and wife** whose post office address is: 208 SE Misty Gln, Lake City, Florida 32024-5586, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to wit:

Lot 28, Shadow Wood Unit II, according to map or plat thereof, as recorded in Plat Book 6, Page 24, 24A and 24B, of the Public Records of Columbia County, Florida.

Together with that Certain Manufactured Home, Year: 2001, Make Fleetwood, VIN#: GAFL139A15598F222 and VIN#: GAFL139B15598F222, the certificates of title to which have been cancelled pursuant to F.S. 319.261.

Subject to taxes for the current year, covenants, restrictions, reservations, conditions, declarations, limitations, easements, right-of-way and zoning ordinances, of record, if any.

Parcel Identification Number: **27-6S-17-09784-128**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

BROAD HOMES LLC

By: _____

Wade W Yang
Its: Manager

Signed and Sealed in Our Presence:

Witness Print Name: _____

Witness Print Name: _____

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me, by means of _____ physical presence or _____ online notarization, this 31st day of May, 2022, by Wade W Yang, the Manager of BROAD HOMES LLC. He/She is personally known to me or has produced DRIVER LICENSE as identification.

Notary Public

Notary Printed Name: _____

My Commission Expires: _____

(Seal)

