

Prepared by and return to:

Rob Stewart

Lake City Title

426 SW Commerce Drive, Ste 145

Lake City, FL 32025

(386) 758-1880

This deed was given without the benefit
of a search or issuance of Title Insurance.

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WARRANTY DEED

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

This indenture made the 22nd day of April, 2021 between Timothy L. Russell and Elizabeth M.

Russell, Husband and Wife, whose post office address is **153 SW Long Leaf Drive, Lake City, FL 32024**, of
the County of Columbia, State of Florida, Grantor, to **Main Blvd Rental, LLC, a Florida Limited Liability
Company**, , whose post office address is **153 SW Long Leaf Drive, Lake City, FL 32024**, of the County of
Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is
hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns
forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 28 Turkey Creek of Turkey Creek, Unit 1, a Planned Residential Development, per map or plat
thereof, as recorded in Plat Book 9, Pages 141 through 147, 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 2021 and subsequent years, not yet due and payable; covenants, restrictions,
easements, reservations and limitations of record, if any.

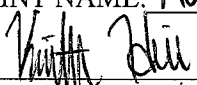
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees 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.

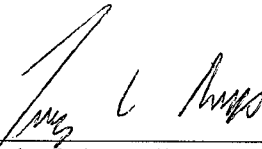
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

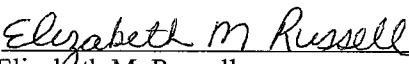
*Signed, sealed and delivered
in our presence:*



WITNESS
PRINT NAME: Rob Stewart


WITNESS
PRINT NAME: Kaitlyn Hill




Timothy L. Russell


Elizabeth M. Russell

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of April, 2021, **Timothy L. Russell and Elizabeth M. Russell** who is/are personally known to me or has/have produced FL D & L as identification.



Signature of Notary Public

