

Sales Price  
\$30,000.00  
Doc Stamps

PREPARED BY & RETURN TO:

Name: Marla M. Landin, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 21-02007MML

Parcel No.: R09280-169

Inst: 202112004612 Date: 03/12/2021 Time: 10:21AM  
Page 1 of 1 B: 1432 P: 1053, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KV  
Deputy Clerk Doc Stamp-Deed: 210.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 10th day of **March, 2021**, by **EXODUS 4, LLC**, a Florida corporation, hereinafter called the Grantor, to **JOHN DEE FORBES and ANNAMARIE JENSEN FORBES, HIS WIFE**, whose post office address is **422 SW BRANDY WAY, LAKE CITY, FL 32024**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**Lot 69, Plat for OAKS OF LAKE CITY PHASE 2, a planned residential development according to the Plat thereof recorded in PRRD Plat Book 1, Page 40-44 of the Public Records of Columbia County, Florida.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

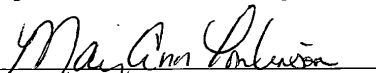
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness Signature

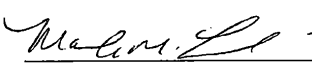
Printed Name: **MARY ANN TOMLINSON**

EXODUS 4, LLC

By:  L.S.

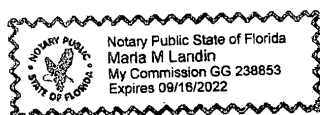
Name: **BRYAN ZECHER**  
Title: **MANAGING MEMBER**

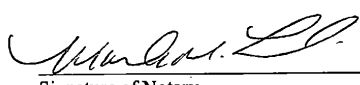
Address: **465 NW ORANGE STREET, LAKE CITY, FL 32055**

  
Witness Signature  
Printed Name: **Marla M. Landin**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of **March, 2021**, by **BRYAN ZECHER** (name), **MANAGING MEMBER** (title) of **EXODUS 4, LLC**, a Florida corporation, on behalf of the corporation. He (she) is personally known to me or has produced as identification.



  
Signature of Notary  
Printed Name: **Marla M. Landin**  
My commission expires: **9/16/22**