

**This Instrument Prepared By:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

ATT# 4-10097

Inst: 202012017376 Date: 10/16/2020 Time: 4:17PM  
Page 1 of 2 B: 1422 P: 143, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 196.00

## **Warranty Deed**

LLC to Individual

THIS WARRANTY DEED made this 13 day of October, 2020 BY Exodus 4, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Gary L Reiter, whose post office address is: 55 Southfield Ct, Springboro, OH 45066 hereinafter called the grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to 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 valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in COLUMBIA County, Florida:*

**Lot 76, The Oaks of Lake City Phase 2, according to the map or plat thereof, as recorded in PRRD Book 1, Page(s) 40 through 44, of the Public Records of Columbia County, Florida.**

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anyway 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; that the Grantor hereby fully 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 the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica M. Thomas  
WITNESS

Jessica M. Thomas  
PRINTED NAME

Debbie S. Moore  
WITNESS

Debbie S. Moore  
PRINTED NAME

Exodus 4, LLC, a Florida Limited Liability Company

BY: [Signature]  
Bryan Zecher, as Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of October, 2020 by Bryan Zecher, as Manager of Exodus 4, LLC, a Florida Limited Liability Company, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ as identification.

(SEAL)

Jessica Marilyn Thomas  
NOTARY PUBLIC

My Commission Expires:

