

Prepared by and return to:

Ralph R. Deas, Esquire

The Law Office of Ralph R. Deas, P.A.

227 SE Hernando Avenue

Lake City, FL 32025

(386) 754-0771

File Number: 2022-172

This deed is being re-recorded to include exhibit "A" the deed was recorded without the exhibit in error.

Inst: 202212014358 Date: 07/22/2022 Time: 2:34PM
Page 1 of 2 B: 1471 P: 1890, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC dR
Deputy Clerk Doc Stamp-Deed: 455.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of July, 2022 between Rodney D. McDonald and Ruby Lee McDonald whose post office address is , grantor, and DIY Development, LLC, a Florida Limited Liability Company whose post office address is PO Box 3057, Lake City, FL 32056, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of SIXTY FIVE THOUSAND DOLLARS (\$65,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

See attached Exhibit A

Parcel Identification Number: 00-00-00-12611-000

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; 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 12/31/2021.

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

Inst: 202212015860 Date: 08/15/2022 Time: 10:15AM
Page 1 of 3 B: 1473 P: 753, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk

Signed, sealed and delivered in our presence:

Jeanette Kirby
Witness

Printed Name: Jeanette Kirby

Victoria Davis
Witness

Printed Name: Victoria Davis

Jeanette Kirby
Witness

Printed Name: Jeanette Kirby

Victoria Davis
Witness

Printed Name: Victoria Davis

Rodney D. McDonald
Rodney D. McDonald

Ruby Lee McDonald
Ruby Lee McDonald

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of July, 2022 by Rodney D. McDonald and Ruby Lee McDonald who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Jeanette Kirby
Notary Public
State of Florida
Comm# HH070503
Expires 12/9/2024

Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: _____

Exhibit A

Lot 8, Block 19, McFarlane Park, a subdivision in Lake City, Columbia County, Florida, according to the plat on file in Plat Book B, page 5, of the public records of Columbia County, Florida.

Parcel Identification Number: 00-00-00-12611-000