

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: 2024-29

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Warranty Deed

This Warranty Deed made this 15th day of March, 2024 between **Blow Ryderwood, LLC, a Florida Limited Liability Company** whose post office address is 830 W Duval Street, Lake City, FL 32055, grantor, and **2911 Properties, LLC, a Florida Limited Liability Company** whose post office address is 212 SW Cottage Glen, Lake City, FL 32024, 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 TWENTY SEVEN THOUSAND AND NO/100 DOLLARS (\$27,000.00) 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:

Lot 12, Block D, Brent Heights Subdivision as recorded in Plat Book 6, pages 51-51A, public records of Columbia County, Florida.

Parcel Number: 35-4S-17-09033-172

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 12/31/2023.

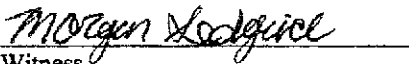
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness

Printed Name: Victoria Davis
P.O. Address: 227 SE Hernando Ave
Lake City, FL 32025



Witness

Printed Name: Morgan Sedgwick
P.O. Address: 227 SE Hernando Ave.
Lake City, FL 32026

State of Florida
County of Columbia

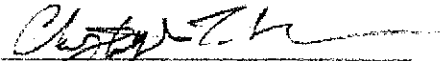
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March, 2024 by Christopher Sampson, Managing Member of Blow Ryderwood, LLC who ☒ is personally known or ☐ has produced a driver's license as identification.

[Seal]



VICTORIA M. DAVIS
Commission # HH 228986
Expires February 15, 2026

Blow Ryderwood, LLC, a Florida Limited Liability Company

By: 

Christopher Sampson, Managing Member



Notary Public

Print Name: Victoria M. Davis

My Commission Expires: February 15, 2026