

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-8221CC

Parcel Identification No 15-4S-16-03001-103

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WARRANTY DEED

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

This indenture made the 11 day of October, 2024 between **Forest Land Development, LLC, a Florida Limited Liability Company**, whose post office address is **426 SW Commerce Drive Ste 145, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Maronda Homes, LLC of Florida LLC, a Florida Limited Liability Company**, whose post office address is **5220 Shad Road #202, Jacksonville, FL 32257**, of the County of Duval, State of Florida, Grantee:

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 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 3, FOREST COVE, a subdivision according to the map or plat thereof, as recorded in Plat Book 10, Pages 10 and 11, 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 2024 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 Grantee 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:*

Jessica D. Moore
Witness

Print Witness Name and Address:

426 SW Commerce Dr #145
Lake City, FL 32025
Jessica D Moore

Savannah H. Raulerson
Witness

Print Witness Name and Address:

<u>Savannah H. Raulerson</u>	<u>Savannah H. Raulerson</u>
<u>426 SW Commerce Dr #145</u>	<u>426 SW Commerce Dr #145</u>
<u>Lake City, FL 32025</u>	<u>Lake City, FL 32025</u>

Forest Land Development, LLC, a Florida Limited Liability Company

By: [Signature]
Robert S. Stewart, Manager

By: [Signature]
Bennett G. Martin, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 11 day of October, 2024 by Robert S. Stewart and Bennett G. Martin, Managers of Forest Land Development, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Jessica D. Moore
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: ☒ OR Produced Identification: ☐

Type of Identification Produced: _____

