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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: **2021-123**

Inst: 202112016466 Date: 08/17/2021 Time: 10:30AM  
Page 1 of 2 B: 1444 P: 2738, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 168.00

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## Warranty Deed

**This Warranty Deed** made this **16th day of August, 2021** between **DLC Cattle Company, Inc, a Florida Corporation** whose post office address is **545 SE Rodney Dicks Road, , 32025**, grantor, and **Juan Artica** whose post office address is **21653 S US Highway 441, High Springs, FL 32643**, 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 FOUR THOUSAND DOLLARS (\$24,000.00)** 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 26, SHERWOOD FOREST UNIT 2, a subdivision per plat of record in Plat Book 4, page 14, of the public records of Columbia County, Florida**

**Parcel Identification Number: 10-7S-17-09976-028**

**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 **12/31/2020**.

**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:

Sarah M. Dicks  
Witness  
Printed Name: Sarah M. Dicks

Jeanette Kirby  
Witness  
Printed Name: Jeanette Kirby

**DLC Cattle Company, Inc,** a Corporation

By: Regal Dicks  
Regal Dicks, President

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of August, 2021 by Regal Dicks, President of DLC Cattle Company, Inc, a Corporation, on behalf of said corporation who ☒ is personally known or ☐ has produced a driver's license 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: 12/9/24