

Prepared by:

Heritage Title Services of North Florida, Inc.  
201 Parshley Street S.W.  
Live Oak, Florida 32064

File Number: 19-0473

Inst: 201912030193 Date: 12/26/2019 Time: 2:49PM  
Page 1 of 2 B: 1402 P: 107, P.DeWitt Cason, Clerk of Court Colum  
County, By: BD  
Deputy ClerkDoc Stamp-Deed: 525.00

## General Warranty Deed

Made this December 19, 2019 A.D. By **Oaks of Lake City, LLC, a Florida Limited Liability Company**, whose post office address is: 816 SW Main Blvd., Lake City, Florida 32025, hereinafter called the grantor, to **Exodus 4, LLC, a Florida Limited Liability Company**, whose post office address is: 465 NW Orange Street, Lake City, Florida 32055, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

**Lots 69, 70 and 76, plat for Oaks of Lake City Phase 2, A planned residential development according to the plat thereof recorded in PRRD Plat Book 1, Pages 40-44 of the public records of Columbia County, Florida.**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **18-5S-17-09280-169; 18-5S-17-09280-170; 18-5S-17-09280-176**

**Subject** to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

**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 December 31, 2018.

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**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:*

Cheryl E. Beaty  
Witness Printed Name: Cheryl E. Beaty

Suzanne Rossignol  
Witness Printed Name: Suzanne Rossignol

State of Florida  
County of Columbia

Oaks of Lake City, LLC, a Florida Limited Liability Company

Bradley N. Dicks MM (Seal)  
By: Bradley N. Dicks, its MGRM  
Address: 816 SW Main Blvd., Lake City, Florida 32025

The foregoing instrument was acknowledged before me this 19th day of December, 2019, by Bradley N. Dicks, as MGRM of Oaks of Lake City, LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



Cheryl E. Beaty  
Notary Public  
Print Name: Cheryl E. Beaty  
My Commission Expires: 7-31-2020