

Prepared by and return to:

**Brent E. Baris, P.A.**  
**Brent Baris, Esq.**  
18731 NW US Highway 441  
High Springs, FL 32643  
(386) 454-0688  
File Number: 21-432D

Parcel Identification No. 24-4S-16-03103-023

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this 19th day of August, 2021 between David Gruber, a married man, individually and as Trustee of the Lake City Land Trust 24-4S-16-023 dated Jan. 10, 2020, whose post office address is 912 14th Street North, Jacksonville Beach, FL 32250 of the County of Duval, State of Florida, grantor\*, and Ronnie Foxx and Jocelyn Foxx, Husband and Wife whose post office address is 286 SW Chris Terrace, Lake City, FL 32024 of the County of Columbia, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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:

Commence at the Southwest corner of the SW ¼ of the NE ¼ of Section 24, Township 4 South, Range 16 East, Columbia County, Florida and run North 86°29'46" East along the South line of the SW ¼ of the NE ¼, a distance of 926.71 feet, thence North 01°22'55" West, 254.02 feet, thence North 02°08'48" West, 622.73 feet to the Point of Beginning, thence South 86°29'46" West, 208.37 feet, thence North 01°22'55" West, 211.89 feet, thence North 86°29'46" East, 205.54 feet, thence South 02°08'48" East, 211.80 feet to the Point of Beginning.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

David Gruber, warrants that at the time of this conveyance, the subject property is not his homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of his homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

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Signed, sealed and delivered in our presence:

[Signature]  
Witness  
Printed Name: Brent Bens

[Signature]  
Witness  
Printed Name: Danielle Marden

[Signature]  
Witness  
Printed Name: Brent Bens

[Signature]  
Witness  
Printed Name: Danielle Marden

Lake City Land Trust 24-4S-16-023 dated Jan 10, 2020

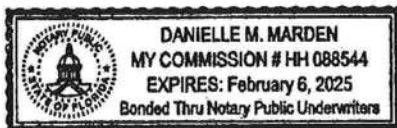
By: [Signature]  
David Gruber, Trustee

[Signature]  
David Gruber, individually

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of August, 2021 by David Gruber, individually and as trustee of the Lake City Land Trust 24-4S-16-023 dated Jan 10, 2020. David Gruber ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Danielle Marden  
My Commission Expires: 2/6/25