

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3713HD

Parcel Identification No 20-3S-16-02202-130

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WARRANTY DEED

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

This indenture made the 16th day of June, 2020 between Brown Road Properties, LLC, a Florida Limited Liability Company, whose post office address is 1140 Southwest Bascom Norris Drive, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to Thomas G. Montgomery and Laura J. Montgomery, Husband and Wife, whose post office address is 6905 44th Court East, Ellenton, FL 34222, of the County of Manatee, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 30, of High Pointe, a subdivision, according to the plat thereof as recorded in PRRD Book 1, Pages 28 through 31, 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 2020 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 Grantees 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:*

Kaitlin Hill
WITNESS Kaitlin Hill
[Signature]
WITNESS Robert Stewart

Brown Road Properties, LLC, a Florida Limited Liability Company

By: [Signature] MGR
Trevor Hickman, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization
this 16 day of June, 2020, Brown Road Properties, LLC, who is personally known to me or has produced
Driver's License as identification.

[Signature]
Signature of Notary Public Robert S. Stewart

