

Prepared by and return to:

Steve Johnson
Realty Title, Inc.
35 Knight Boxx Road, Suite 2
Orange Park, FL 32065

File No 13985

Parcel Identification No 25-4S-16-03159-001

[Space Above This Line For Recording Data]

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

This indenture made the **25th day of October, 2024** between **Wayne Frier Home Center of Macclenny, LLC, a Florida Limited Liability Company**, whose post office address is **8981 SR-228, Macclenny, FL 32063**, Grantor, to **J Robb Streeter and Patricia Streeter, husband and wife**, whose post office address is **956 SW Jaguar Dr., Lake City, FL 32025**, 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, Florida, to-wit:

Lot 3, Block A, Plantation Estates, according to the Plat thereof, recorded in Plat Book 3, Page 77, 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:

Wayne Frier Home Center of Macclenny, LLC, a Florida Limited Liability Company

By: 
Jared Martin, MGRM


WITNESS

PRINT NAME: Dylan Johnson

8981 FL-228
Macclenny, FL 32063
WITNESS 1 ADDRESS


WITNESS

PRINT NAME: Stephen Johnson

35 Knight Box Rd. #2
Orange Park, FL 32065
WITNESS 2 ADDRESS

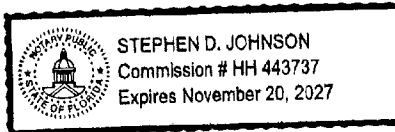
STATE OF FLORIDA

COUNTY OF ~~CLAY~~ Baker

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 25th day of October, 2024 by Jared Martin, MGRM of Wayne Frier Home Center of Macclenny, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.


Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally known: ✓

OR Produced Identification: _____

Type of Identification Produced: _____