

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 22-47

Parcel Identification No 21-4S-17-08651-001

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WARRANTY DEED

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

This indenture made the 28th day of April, 2022 between Hill Place Farms, LLC aka Hills Place Farms, LLC, a Florida Limited Liability Company, whose post office address is 215 Southwest Crews Farm Terrace, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantor, to LAKE CITY PARK LLC, a Florida Limited Liability Company, whose post office address is 220 SE Rose Cove Glen, Lake City, FL 32025, of the County of Columbia, State of Florida, 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:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 21, AND RUN NORTH 88°02' EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 319.90 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD #25 (US HIGHWAY 41) FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°02' EAST, 590.10 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 THENCE RUN SOUTH 00°40' WEST, 100.00 FEET, THENCE RUN SOUTH 88°02' WEST, 529.80 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD #25, RUN THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD #25 115.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

LESS RIGHT OF WAY FOR STATE ROAD 25 PER OR BOOK 3, PAGE 53 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 2022 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:~~

WITNESS

PRINT NAME: Crystal L. Curran

WITNESS

PRINT NAME: Judith Boyd

Hill Place Farms, LLC aka Hills Place Farms, LLC, a Florida
Limited Liability Company

By: [Signature]

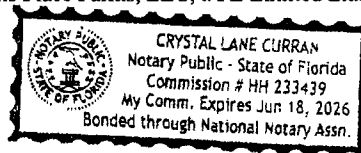
Brian Crews, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of April, 2022 by Brian Crews Manager of Hill Place Farms, LLC aka Hills Place Farms, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally known: ✓

OR Produced Identification: ✓

Type of Identification Produced: ID