

Prepared by and return to:
Blanca Leon
Giannell Title, LLC
3343 West Commercial Boulevard
Suite 100
Fort Lauderdale, FL 33309
(954) 449-6896
File No 23-4869

Parcel Identification No: Property 1:
31-3S-17-05918-000

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WARRANTY DEED

This indenture made the 29th day of March, 2023 between Charalee M. Bullard Moody, a married woman, whose post office address is P.O. Box 961, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Best Point East, LLC, a Florida Limited Liability Company, as Trustee of the 848 NW Highlands Land Trust dated March 3, 2023, with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statute 689.071 and 689.073, whose post office address is 3431 World Court, Jacksonville, FL 32277, of the County of Duval, 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:

Lot 8, Block 4, Highlands Subdivision, a subdivision according to the Plat thereof, recorded in Plat Book 3, Page(s) 50, of the Public Records of Columbia County, Florida.

848 Northwest Highlands Loop, Lake City, FL 32055

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

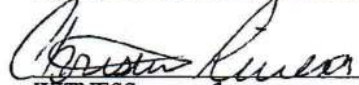
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

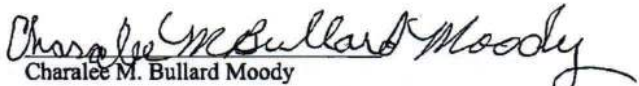
TO HAVE AND TO HOLD the same in fee simple forever.

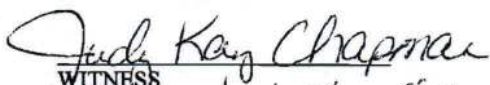
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Kristina Rivera


Charalee M. Bullard Moody


WITNESS
PRINT NAME: Judy Kay Chapman

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 29th day of March, 2023, by Charalee M. Bullard Moody.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: PL DL