

Prepared by and return to:

Laurie Cruz - Potter
Heritage Title Services
201 Parshley Street Southwest
Live Oak, FL 32064
(386) 330-0371
File No 25-4140

Parcel Identification No 04-4S-16-02772-025

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 20th day of May, 2025, between **Ironwood Homes of Lake City, LLC, a Florida Limited Liability Company**, whose post office address is 4109 West US Highway 90, Lake City, FL 32055, of the County of Columbia, Florida, Grantor, to **Payton Adleman, an unmarried man**, whose post office address is 5525 Southwest 104th Terrace, Gainesville, FL 32608, of the County 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:

Township 4 South, Range 16 East Section 4:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 and run thence N 88degrees51'30" E along the South line of said SW 1/4 of the NW 1/4, a distance of 552.95 feet to the point of beginning; thence N 2degrees3'53" W 271.56 feet; thence N 88degrees51'30" E 171.67 feet; thence S 2degrees3'53" E 271.56 feet to the South line of said SW 1/4 of NW 1/4; thence S 88degrees51'30" W along the South line of said SW 1/4 of NW 1/4 171.67 feet to the point of beginning.

Together with that certain mobile home situate thereon.

Less and except 50 feet off the North side thereof for road right of way for Lucky Circle. Said lands being in and part of the SW 1/4 of the NW 1/4 of said Section 4, Township 4 South, Range 16 East.

Grantor warrant 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. Grantor's residence and homestead address is: 4109 West US Highway 90, Lake City, FL 32055.

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

Subject to taxes for 2025 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.

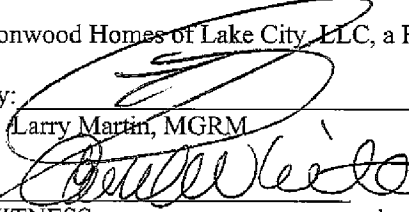
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims 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:

Ironwood Homes of Lake City, LLC, a Florida Limited Liability Company

By:


Larry Martin, MGRM

WITNESS

PRINT NAME: Carol White

WITNESS

PRINT NAME: Lisa L Paul

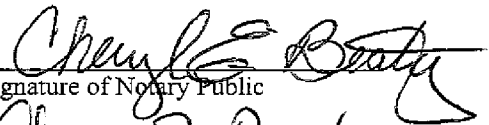
4109 West US Hwy 90
Lake City, FL 32055
WITNESS 1 ADDRESS

4109 W. US HWY 90
Lake City, FL 32055
WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF ~~SHAWNEE~~ Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 20th day of May, 2025, by Larry Martin, MGRM of Ironwood Homes of Lake City, LLC, a FL Limited Liability Company, on behalf of the company, ☒ who is/are personally known to me or () who has/have produced _____ as identification.


Signature of Notary Public

Cheryl E. Beaty
Print, Type Stamp Name of Notary

