

Prepared by and return to:

Lora L David  
169 SW Dusk Gln  
Lake City, FL 32024

Inst: 202212021678 Date: 11/15/2022 Time: 12:49PM  
Page 1 of 2 B: 1479 P: 728, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BS  
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel Identification No's:

15-4S-16-03011-105; 15-4S-16-03011-106; 15-4S-16-03011-110;  
15-4S-16-03011-115; 15-4S-16-03011-124; 15-4S-16-03011-125

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(Space Above This Line For Recording Date)

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 9 day of November, 2022 between **James E David Sr. & Lora L David**, whose post office address is **169 SW Dusk Gln, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor to, **Gator Land Development, LLC, a Florida Corporation**, whose post office address is **169 SW Dusk Gln, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

#### WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in Columbia County, Florida and fully described as follows:

**Lot 5, 6, 10, 15, 24 and 25 of ROSE POINTE, (NOW KNOW AS COTTAGE GROVE), according to the Plat thereof as recorded in Plat Book 9, Page 59, of the Public Records of Columbia County, Florida.**

TOGETHER, with all improvements, easements, tenements, hereditaments, and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations, and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

Scarp North

WITNESS

PRINT NAME: Scarp North

Kim A Cook

WITNESS

PRINT NAME: Kim A Cook

By: James E David Sr.

James E David Sr.

By: Lora L David

Lora L David

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 9 day of November, 2022 by James E David and Lora L David, who is personally known to me or has produced \_\_\_\_\_ as identification.

Linda Ruth Craft  
Signature of Notary Public

