

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3414CC

Parcel Identification No 24-4S-16-03114-120 and
24-4S-16-03114-121

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13th day of February, 2020 between Rhode Investment Group, LLC, a Florida Limited Liability Company, whose post office address is 264 SW SILVER PALM DR, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantor, to Adams Construction Group, Inc, a Florida Corporation, whose post office address is PO BOX 1921, Lake City, FL 32056, 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:

Lots 20 and (21) "Cannon Creek Place", a Subdivision, according to the plat thereof, as recorded in Plat Book 8, Pages 31 through 34, 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 2020 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:

Regina Simpkins
WITNESS Regina Simpkins
Robert Stewart
WITNESS Robert Stewart

Rhode Investment Group, LLC, a Florida Limited Liability Company
By: Jared D. Rhodenizer
Jared D. Rhodenizer, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of February, 2020, Jared D. Rhodenizer, who are personally known to me or have produced FL D/L as identification.

Robert S. Stewart
Signature of Notary Public Robert S. Stewart

