

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 2022-5642VB

Parcel Identification No 31-3S-17-06211-000

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WARRANTY DEED

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

This indenture made the 24 day of April, 2022 between **Florida First Coast Investment Corp. Inc., a Florida Corporation**, whose post office address is **677 SW Bascom Norris Drive, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Radiant Credit Union**, whose post office address is **4440 NW 25th Place, Gainesville, FL 32606**, of the County of Alachua, 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:

TOWNSHIP 3 SOUTH. RANGE 17 EAST Section 31: Commence at the Southwest corner of the NW 1/4 of SW 1/4 of said Section 31, and run N 88 degrees 18' E 15 feet along the South line of NW 1/4 of SW 1/4; thence run N 0°01' E along East boundary of County Road right-of-way a distance of 250 feet for POINT OF BEGINNING: thence run N 0° 1'E 220.02 feet; thence S 89°59' E 150 feet; thence S 0°1' W 220.02 feet; thence N 89°59' W 150 feet to POINT OF BEGINNING.

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:*

Amber H Suhl
WITNESS
PRINT NAME: Amber H Suhl

Lyndsi M Nahabetian
WITNESS
PRINT NAME: Lyndsi M. Nahabetian

Florida First Coast Investment Corp. Inc., a Florida Corporation

By: Marvin H. Slay
Marvin H. Slay, Director

By: Mary T. Slay
Mary T. Slay, Director

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of April, 2022, by Marvin H. Slay and Mary T. Slay, as Directors of Florida First Coast Investment Corp., who is/are personally known to me or has/have produced DL as identification.

Amber H Suhl
Signature of Notary Public

