

KELLIE HENDRICKS RHOADES UNION COUNTY
CLERK OF CIRCUIT COURT & COMPTROLLER
CFN# 20260000315 Bk:481 Pg:187-188(2Pgs)
REC: 02/09/2026 1:12:50 PM by SNYDERL
RECORDING FEES \$18.50
DEED TAX \$1,889.30

Prepared by and After
Recording Return to:
Properties Title, LLC
Attn: Maurice Azerad, Esq.
5218 Paylor Ln.
Sarasota, FL 34240
As a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2026-01-4240

Parcel ID Number: 06-05-21-1Q-000-0130-0

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made February 2, 2026, by **LIBERTY FARMS FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 5230 Paylor Lane, Sarasota, FL 34240 (the "Grantor"), to **MICHAEL T. WILKES, A MARRIED MAN**, whose address is 3099 Fiera Vista Drive, Jacksonville, FL 32246 (the "Grantee"):

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or companies.)

Witnesseth, that the Grantor, for and in consideration of the sum of TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$269,900.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Union County, Florida, viz:

LOT 13, LIBERTY FARMS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 6, OF THE PUBLIC RECORDS OF UNION COUNTY, FLORIDA.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, and easements of record, and all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

To Have and to Hold the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor; and that said land is free of all encumbrances except for all covenants, conditions, restrictions, reservations, limitations, easements of record, if any, and taxes accruing for the current and subsequent years.

-SIGNATURES APPEAR ON NEXT PAGE(S)-

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Signature
Witness Printed Name Autumn Meyer
Witness #1 Address 9124 Cypress Green
Dr. Jacksonville, FL 32256

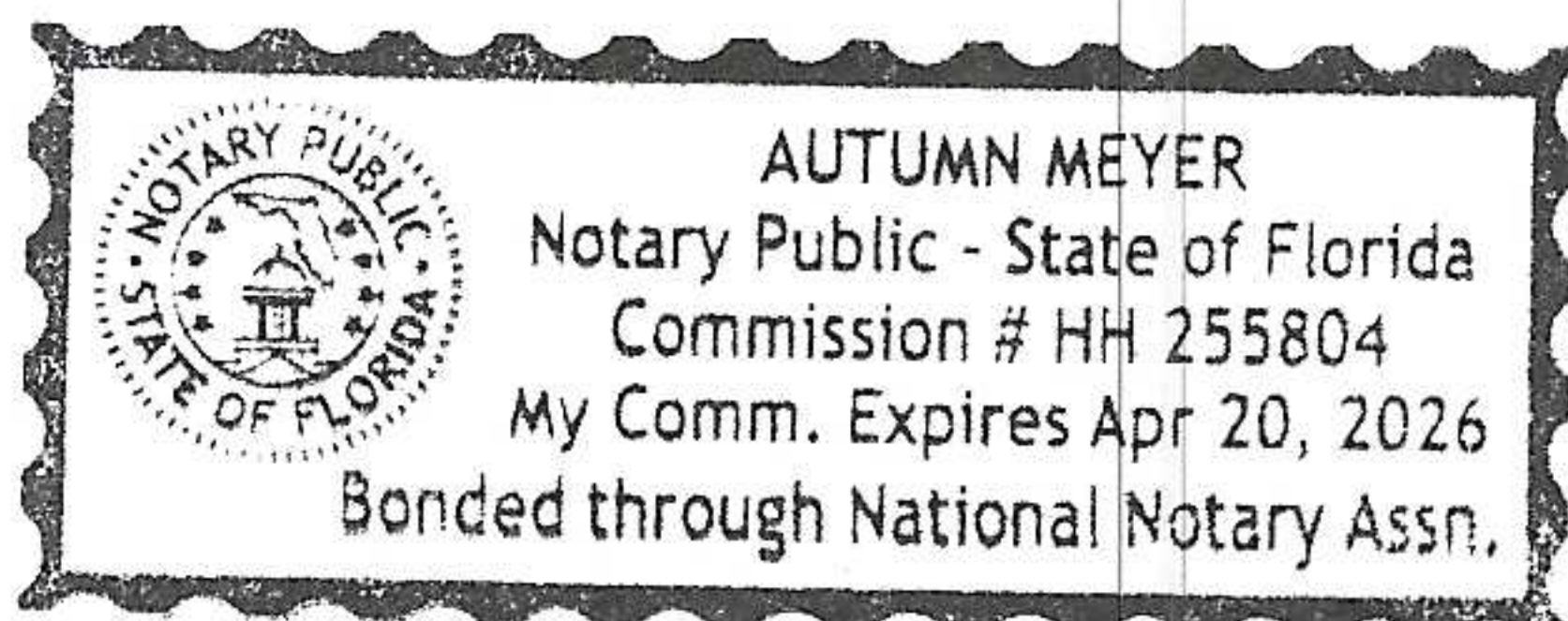
Liberty Farms FL, LLC, a Florida Limited Liability Company

By: [Signature]
Bryon Foshay, Company Agent

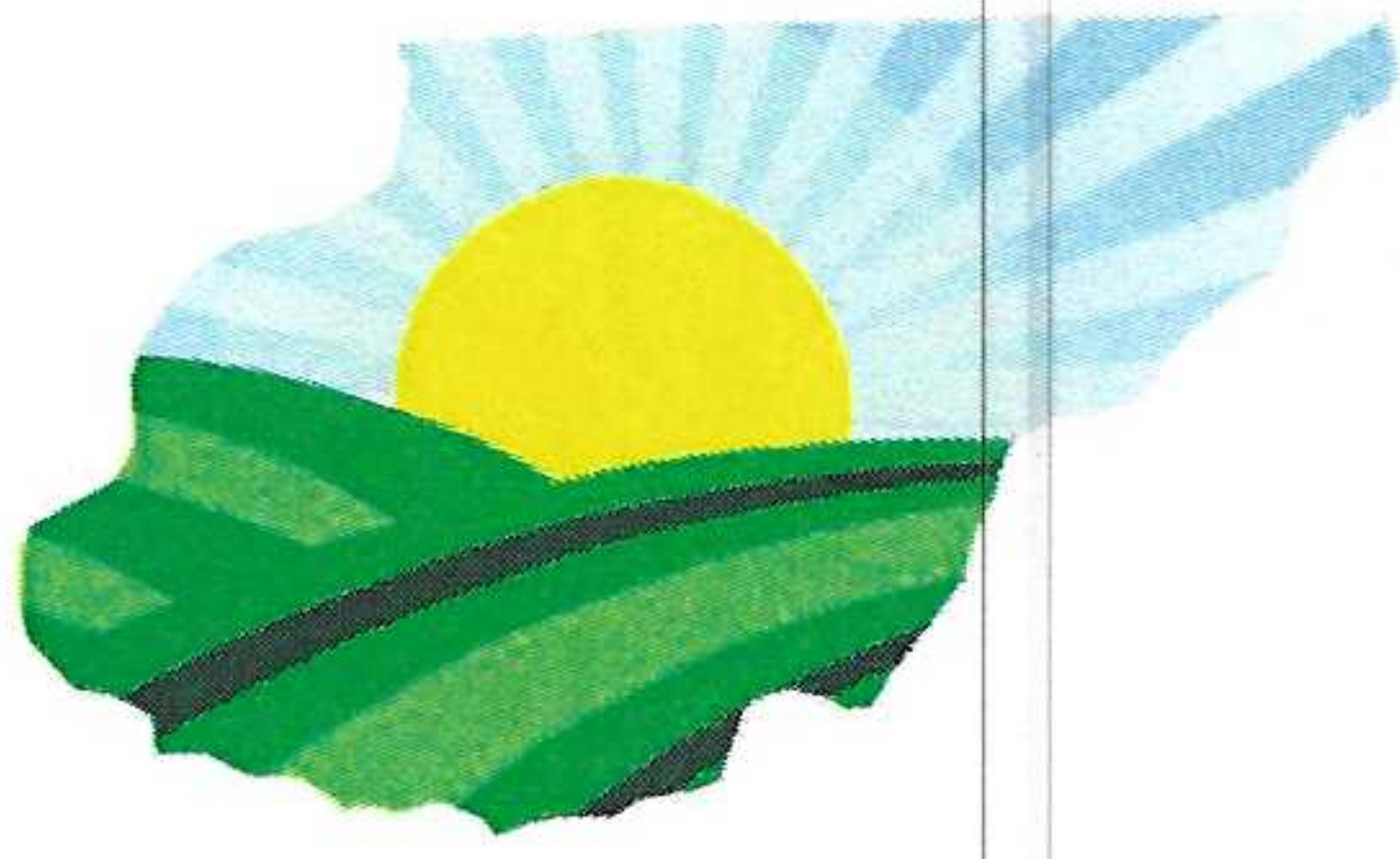
[Signature]
Signature
Witness Printed Name Christopher Verner
Witness #2 Address 9124 Cypress Green Dr.
Jacksonville, FL 32256

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on 28 day of January, 2026, by Bryon Foshay, as Company Agent of Liberty Farms FL, LLC, on behalf of the company, who is/are ☐ personally known to me or who has/have ☐ produced as identification.



[Signature]
Notary Public
Print Name: Autumn Meyer
My Commission Expires: 4.20.26



UNION *County*
LAKE BUTLER • WORTHINGTON SPRINGS • RAIFORD • PALESTINE • PROVIDENCE

Union County Building Department

15 Northeast 1st Street, Lake Butler, FL 32054 • Phone: 386-496-2676 • Fax: 386-496-4240

911 Address Application

1. Site Plan – Site Plans need to be accurate and to scale, with point of entry / driveway / new road marked accurately, so that we can add correct information to 911 GIS (Map). For structures, marked distances to roads and parcel lines in two different directions helps.
2. X, Y Coordinates (Optional) – This is an easy way to make the building location more accurate. We only ask for this if there is no site plan or the site plan is hard to read. If the site plan is official, and not hand-drawn, we shouldn't need coordinates.
3. Type of Structure – House, Barn, Well, Power Pole, Storage Shed, Business, Phone Box, Tower, Cell Hubs, etc (circle one) _____
4. Contact Information:
Name: _____
Contact Number: _____
Email Address: _____
5. Residents Information (If known, names of adult residents. This is for the address verification form and our 911 map):

Note: If the structure is more than 528 ft (1/10th of a mile) from the nearest official road, especially if multiple structures are planned, we have to name the driveway / new road. This requires more time and is about a week turnaround on average.

Site Plan

Property Owner's Name:			
Property Size:			
Address or Parcel Number:			
Setbacks(ft):	Front:	Sides:	Rear:

Please draw your proposed project and indicated the following

- Location of proposed driveway (or new road).
- Location of all roads and rights-of-way in relation to the property.
- Location of all existing and proposed structures.
- Location of proposed or current septic, drain field and well