


Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20171

Inst: 202412011142 Date: 05/29/2024 Time: 3:01PM
Page 1 of 3 B: 1515 P: 1247, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed is executed this 29 day of May, 2024 by Blake King and his wife, Paige King, whose address is 384 Southwest Wildwood Court, Lake City, FL 32024, hereinafter called the grantor, to Blake King and Paige King, husband and wife, whose address is 384 Southwest Wildwood Court, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The purpose of this Warranty Deed is to create an estate by the entirety.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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 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:


WITNESS

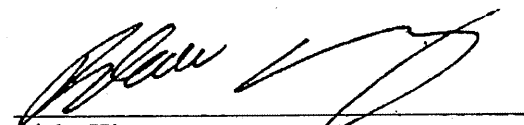
PRINT NAME: Jordan A. Helms

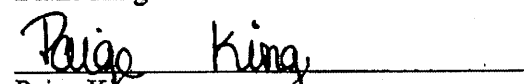
Address 111 E. Howard street
Doyle 32064

WITNESS

PRINT NAME: Michael H. Harrell


Address 420 Cole Park
Lake City FL 32060


Blake King


Paige King

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of May 2024, by Blake King and Paige King


Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: DL



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Exhibit "A"
Property Description

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 19; THENCE S 0°32'07" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO A CONCRETE MONUMENT (PLS 1519) AND THE POINT OF BEGINNING; THENCE S 0°29'45" E, ALONG SAID WEST LINE, A DISTANCE OF 332.34 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE N 89°28'21" E, A DISTANCE OF 748.93 FEET TO A CONCRETE MONUMENT (PLS 1519) ON THE WEST RIGHT OF WAY LINE OF SW WILDWOOD COURT (A 60 FOOT RIGHT OF WAY); THENCE N 10°32'12" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 337.58 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE DEPARTING SAID RIGHT OF WAY LINE, S 89°27'49" W, A DISTANCE OF 292.31 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 0°32'11" E, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 89°27'49" W, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE N 0°32'11" W, A DISTANCE OF 250.00 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 89°27'49" W, A DISTANCE OF 223.53 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A THIRTY FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF AFOREMENTIONED SECTION 19; THENCE S 0°32'07" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 19, A DISTANCE OF 355.53 FEET TO A CONCRETE MONUMENT (PLS 1519); THENCE N 89°27'49" E, A DISTANCE OF 223.53 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE CONTINUE N 89°27'49" E, A DISTANCE OF 174.24 FEET TO A 1/2" REBAR AND CAP (PSM 5582); THENCE S 0°32'11" E, A DISTANCE OF 141.04 FEET TO THE POINT OF BEGINNING; THENCE S 64°25'51" E, A DISTANCE OF 58.02 FEET; THENCE S 88°48'38" E, A DISTANCE OF 153.50 FEET; THENCE N 79°27'48" E, A DISTANCE OF 115.19 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SW WILDWOOD COURT (A 60 FOOT RIGHT OF WAY); THENCE S 10°32'12" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S 79°27'48" W, A DISTANCE OF 118.27 FEET; THENCE N 88°48'38" W, A DISTANCE OF 163.06 FEET; THENCE N 64°25'51" W, A DISTANCE OF 49.80 FEET; THENCE N 0°32'11" W, A DISTANCE OF 33.41 FEET TO THE POINT OF BEGINNING.