

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055
4-11607

Inst: 202212011317 Date: 06/09/2022 Time: 8:38AM
Page 1 of 3 B: 1468 P: 1594, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

THIS WARRANTY DEED made the 24th day of May, 2022, by Elizabeth Freeman and her Husband Dennis Freeman, hereinafter called the grantor, to Samantha Freeman whose address is: 262 SW Freeman Glen. 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 the grantor, for and in consideration of the sum of \$10.00 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 COLUMBIA County, Florida:

See attached exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all 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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Debbie S. Moore
Witness

Debbie G. Moore
Printed Name

Jordan A. Hallock
Witness

Jordan A. Hallock
Printed Name

Elizabeth Freeman
Elizabeth Freeman

Dennis Freeman
Dennis Freeman

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of May, 2022, by Elizabeth Freeman and her Husband Dennis Freeman, who is personally known to me or who has produced Driver's License as identification.

(Notary Seal)

Jordan A. Hallock
Notary Public



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

Exhibit "A"

Commence at the SE corner of NW 1/4 of Section 1, Township 5 South, Range 16 East, Columbia County, Florida, thence run N 01°34'41" E, along the East line of the NW 1/4 a distance of 240.00 feet; run thence N 88°55'15" W, 1085.21 feet to the Point of Beginning; thence S 01°45'34" W, 190.65 feet; thence N 88°22'05" W, 46.44 feet; thence S 01°39'37" W, 47.92 feet; thence N 88°34'45" W 197.03 feet; thence N 01°36'41" E, 236.83 feet; thence S 88°55'15" E, 244.03 feet to the point of beginning.

Together with a 30.00 foot easement for ingress and egress lying 30.00 feet to the North of the following described line: Commence at the SE Corner of NW 1/4 of Section 1, Township 5 South, Range 16 East, Columbia County, Florida and run thence N 01°34'41" E, along the East line of NW 1/4 a distance of 210.00 feet to the POINT OF BEGINNING; thence N 88°55'15" W, a distance of 1085.30 feet to the POINT OF TERMINATION.