

Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Jennifer Booth
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
R03814-101

Our File No.: 83-21-0116

WARRANTY DEED

This Warranty Deed made this 26th day of March, 2021 by Alan John Waldock and Elizabeth Tina Waldock, husband and wife, whose mailing address is 2851 Wagon Court, St. Cloud 34772, hereinafter called the grantor(s), to Gregory A. Stephan and Angela C. Stephan, husband and wife, Tenants by the Entireties, whose post office address is 2706 SW 21st Place, Cape Coral, FL 33914, 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 corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

LOT 1, SOUTHFORK, AN UNRECORDED SUBDIVISION OF A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUN THENCE NORTH 88°52'16" EAST, ALONG THE SOUTH LINE THEREOF A DISTANCE OF 46.86 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF STATE ROAD # 47; THENCE NORTH 88°52' 16" EAST, A DISTANCE OF 660.32 FEET; THENCE NORTH 00°23'39" WEST, A DISTANCE OF 656.81 FEET; THENCE SOUTH 88°53'29" WEST, A DISTANCE OF 659.71 FEET TO SAID EAST RIGHT OF WAY; THENCE SOUTH 00°20'30" EAST, ALONG SAID RIGHT OF WAY A DISTANCE OF 657.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS:
A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUN THENCE NORTH 88 DEGREES 52'16" EAST, ALONG THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 46.86 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD NO. 47; THENCE NORTH 00 DEGREES 20'30" WEST ALONG SAID EAST RIGHT OF WAY 627.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02'30" WEST, STILL ALONG SAID RIGHT OF WAY A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 53'29" EAST, A DISTANCE OF 629.67 FEET; THENCE NORTH 00 DEGREES 24'41" WEST A DISTANCE OF 681.60 FEET; THENCE NORTH 88 DEGREES 53'26" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 00 DEGREES 24'41" EAST, A DISTANCE OF 681.60 FEET; THENCE NORTH 88 DEGREES 53'29" EAST, A DISTANCE OF 629.35 FEET; THENCE NORTH 88 DEGREES 58' 12" EAST, 650.99 FEET, THENCE NORTH 01 DEGREES 01'48" WEST, A DISTANCE OF 589.75 FEET; THENCE SOUTH 87 DEGREES 47'54" WEST A DISTANCE OF 38.83 FEET; THENCE NORTH 00 DEGREES 25'25" WEST A DISTANCE OF 739.98 FEET; THENCE NORTH 88 DEGREES 25'30" EAST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 00 DEGREES 25'25" EAST A DISTANCE OF 679.29 FEET; THENCE NORTH 87 DEGREES 47'54" EAST, A DISTANCE OF 36.18 FEET; THENCE SOUTH 01 DEGREES 01'48" EAST, A DISTANCE OF 650.01 FEET; THENCE NORTH 88 DEGREES 37'18" EAST, A DISTANCE OF 2603.18 FEET; THENCE SOUTH 00 DEGREES 17'09" EAST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 88 DEGREES 37'18" WEST, A DISTANCE OF 2632.46 FEET; THENCE SOUTH 88 DEGREES 58'12" WEST, 681.09 FEET; THENCE SOUTH 88 DEGREES 53'29" WEST, 1319.83 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to 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.

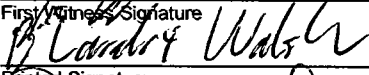
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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

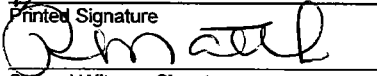
Signed, sealed and delivered in the presence of:



First Witness Signature



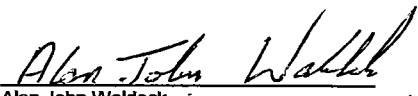
Printed Signature



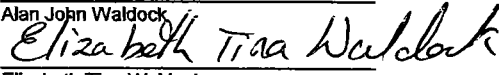
Second Witness Signature

Rosalyn Matthias

Printed Signature



Alan John Waldock



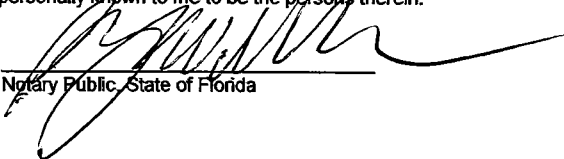
Elizabeth Tina Waldock

Elizabeth Tina Waldock

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of March, 2021 by Alan John Waldock and Elizabeth Tina Waldock, who has produced AKIDC as identification or is personally known to me to be the persons therein.

My commission expires: 4/4/23
Seal



Notary Public, State of Florida

