

Prepared by:
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Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

Inst: 202012021301 Date: 12/18/2020 Time: 9:17AM
Page 1 of 3 B: 1426 P: 1537, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 1953.00

4-10191

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 1 day of December, 2020, by Diane E. Majoros, A Single Person hereinafter called the grantor, to Levi Dakota Harkey and Stephanie Elizabeth Webb as Joint Tenants with Rights of Survivorship whose address is: 207 SE James Feagle Lane, Lake City, FL 32025 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 Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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.

Att: 10191

Exhibit "A"

BEGIN AT THE SE CORNER OF LOT 19 IN BLOCK 3 OF MASON CITY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N. 03 DEGREES 55 MINUTES 06 SECONDS W, ALONG THE EAST LINE OF SAID BLOCK 3, 415.28 FEET, THENCE N. 89 DEGREES 49 MINUTES 41 SECONDS E, 566.03 FEET, THENCE S. 00 DEGREES 10 MINUTES 19 SECONDS E, 856.79 FEET TO THE NORTH RIGHT-OF-WAY OF JAMES FEAGLE ROAD; THENCE S. 88 DEGREES 30 MINUTES 42 SECONDS W ALONG SAID RIGHT-OF-WAY 459.25 FEET TO THE SW CORNER OF LOT OR BLOCK 41, THENCE N. 03 DEGREES 55 MINUTES 06 SECONDS W, ALONG THE WEST LINE OF SAID LOT OR BLOCK 41, 455.07 FEET TO THE SW CORNER OF LOT 'B' IN BLOCK 40, THENCE S. 88 DEGREES 30 MINUTES 42 SECONDS W, 50.05 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AND RESERVING TO GRANTOR: AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SE CORNER OF LOT 19 IN BLOCK 3 OF MASON CITY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N. 03 DEGREES 55 MINUTES 06 SECONDS W, ALONG THE EAST LINE OF SAID BLOCK 3, 415.28 FEET; THENCE N. 89 DEGREES 49 MINUTES 41 SECONDS E, 526.03 FEET TO THE POINT OF BEGINNING; THENCE N. 00 DEGREES 10 MINUTES 19 SECONDS W, 60.00 FEET; THENCE N. 89 DEGREES 49 MINUTES 41 SECONDS E, 60.00 FEET; THENCE S. 00 DEGREES 10 MINUTES 19 SECONDS E, 916.33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF JAMES FEAGLE ROAD; THENCE S. 88 DEGREES 30 MINUTES 42 SECONDS W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 60.02 FEET; THENCE N. 00 DEGREES 10 MINUTES 19 SECONDS W, 857.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: COMMENCE AT THE SE CORNER OF LOT 19 IN BLOCK 3 OF MASON CITY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N. 03 DEGREES 55 MINUTES 06 SECONDS W, ALONG THE EAST LINE OF SAID BLOCK 3, 214.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 03 DEGREES 55 MINUTES 06 SECONDS W, 200.43 FEET; THENCE N. 89 DEGREES 49 MINUTES 41 SECONDS E, 566.03 FEET; THENCE S. 00 DEGREES 10 MINUTES 19 SECONDS E, 200.00 FEET; THENCE S. 89 DEGREES 49 MINUTES 41 SECONDS W, 552.93 FEET TO THE POINT OF BEGINNING.