

Prepared by and return to:

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File Number: 21-110D

Parcel Identification No. 20-4S-17-08608-000

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of June, 2021 between **Ryan Tenneboe**, a single man whose post office address is **3844 NW Huntsboro Street, Lake City, FL 32055** of the County of **Columbia**, State of **Florida**, grantor*, and **Ryan M. Smallwood and Angela F. Smallwood, Husband and Wife** whose post office address is **1185 SW Packard Avenue, Lake City, FL 32025** of the County of **Columbia**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF SECTION AND CENTER LINE OF GRADED ROAD, AND RUN EAST, ALONG THE CENTERLINE, 666.63 FEET FOR THE POINT OF BEGINNING; RUN NORTH 210 FEET; EAST 210 FEET; SOUTH 210 FEET; WEST 210 FEET TO THE POINT OF BEGINNING, AND BEING IN THE SW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 17 EAST, MORE FULLY DESCRIBED AS:

COMMENCE AT A POINT ON THE CENTERLINE OF A COUNTY GRADED ROAD, 27.4 FEET NORTH OF A 4" X 4" X 36" CONCRETE MARKER SET ON THE WEST LINE OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN NORTH 89° EAST, ALONG SAID CENTERLINE, A DISTANCE OF 666.63 FEET FOR A POINT OF BEGINNING; THENCE NORTH, 10.0 FEET TO A 5" X 5" X 36" CONCRETE MONUMENT; THENCE NORTH, 200.0 FEET; THENCE NORTH 89° EAST, A DISTANCE OF 210 FEET; THENCE SOUTH, A DISTANCE OF 192.0 FEET TO A 5" X 5" X 36" CONCRETE MONUMENT; THENCE SOUTH, A DISTANCE OF 18.0 FEET TO A CENTERLINE OF COUNTY ROAD; THENCE S 89° WEST, A DISTANCE OF 210.0 FEET TO THE POINT OF BEGINNING, BEARINGS ARE MAGNETIC WITH A DECLINATION OF 1° 30' EAST, IN SW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT COUNTY ROAD RIGHT OF WAY.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Brent Baris

[Signature]
Ryan Tenneboe

[Signature]
Witness
Printed Name: Lynda Granoff

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of June, 2021 by Ryan Tenneboe who is personally known or has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Brent Baris
My Commission Expires: 8/13/21

