

Sales Price \$ 150,000.00
Doc Stamp \$ 1,050.00

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PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 21-09038TL

Parcel No.: R08913-000 (part of)

Inst: 202112021335 Date: 10/20/2021 Time: 10:45AM
Page 1 of 2 B: 1450 P: 1283, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1050.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 15th day of **October, 2021**, by **JOHN J. LEE** and **SHANNON D. LEE**, **HUSBAND AND WIFE**, hereinafter called the Grantors, to **GARY NEAL GERKE**, whose post office address is P.O. BOX 384 LAKE CITY, FL 32056-0384, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

Jenna A Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

John J Lee
Name: JOHN J. LEE
Address: 525 SW SEFNER CT LAKE CITY, FL 32025 L.S.

Shannon D Lee
Name: SHANNON D. LEE
Address: 525 SW SEFNER CT LAKE CITY, FL 32025 L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of October, 2021, by JOHN J. LEE and SHANNON D. LEE, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang

EXHIBIT "A"

A PART OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND A PART OF THE NE 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30 AND RUN THENCE S 89 DEGREES 25'49" W, ALONG THE SOUTH LINE OF SAID SECTION 30, 529.00 FEET; THENCE N 01 DEGREES 20'33" W, 12.12 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF SW BEDENBAUGH LANE AND THE POINT OF BEGINNING; THENCE CONTINUE N 01 DEGREES 20'33" W, 1272.01 FEET; THENCE S 87 DEGREES 59'37" W, 867.10 FEET; THENCE S 02 DEGREES 43'24" E, 1276.14 FEET; THENCE N 87 DEGREES 42'42" E, ALONG SAID NORTH MAINTAINED RIGHT OF WAY OF SW BEDENBAUGH LANE, 836.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 20 FOOT INGRESS AND EGRESS NON-EXCLUSIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 2346 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA ALONG THE EAST SIDE THEREOF.