

PREPARED BY & RETURN TO:

Name: BRITTANY TEGGART

Address: 3000 SW FRY AVE, FORT WHITE FL 32038

Parcel No.: 04292-004

Inst: 202112006217 Date: 04/06/2021 Time: 10:31AM
Page 1 of 2 B: 1434 P: 534, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1st day of April, 2021, by CAROLYN RENE BAILEY YATES, A MARRIED WOMAN CONVEYING NON-HOMESTEAD PROPERTY, SHELLEY KOONTZ A MARRIED WOMAN CONVEYING NON-HOMESTEAD PROPERTY, BRITTANY TEGGART A MARRIED WOMAN CONVEYING NON-HOMESTEAD PROPERTY, and JOSEPH ROURKS, A SINGLE MAN, hereinafter called the Grantor, to BRITTANY TEGGART and CHARLES JOSEPH TEGGART III, HUSBAND AND WIFE, whose post office address is 3000 SW FRY AVE, FORT WHITE, FL 32038, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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:

COMMENCE AT THE SE CORNER OF THE SW ¼ OF THE NE ¼ OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 00° 27' 32" E, ALONG THE EAST LINE OF SAID SW ¼ OF NE ¼, 467.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00° 27' 32" E, STILL ALONG SAID EAST LINE, 320.88 FEET, THENCE N 89° 39' 46" W, 680.36 FEET, THENCE S 00° 27' 32" W, 320.88 FEET, THENCE S 89° 39' 46" E, 680.36 FEET TO THE POINT OF BEGINNING. CONTAINING 5.01 ACRES MORE OR LESS

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST THE SAME

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.

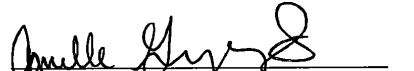
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

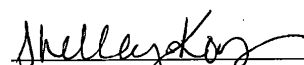
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

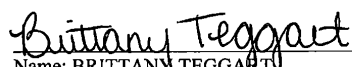

Witness Signature
Printed Name: Bobbie E. Steele


Witness Signature
Printed Name: Janelle Gonzalez


Name: CAROLYN RENE BAILEY YATES L.S.
Address: 2932 SW FRY AVE, FORT WHITE, FL 32038


Name: SHELLEY KOONTZ L.S.
Address: 182 SW SIERRA COURT, FORT WHITE FL 32038

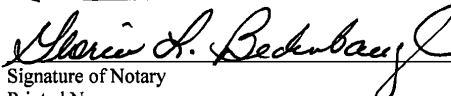

Name: JOSEPH ROURKS L.S.
Address: 2932 SW FRY AVE FORT WHITE, FL 32038


Name: BRITTANY TEGGART L.S.
Address: 3000 SW FRY AVE , FORT WHITE FL 32038

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of April , 2021, by CAROLYN RENE BAILEY YATES and SHELLEY KOONTZ and BRITTANY TEGGART and JOSEPH ROURKS, who is personally known to me or who has produced _____ as identification.


Signature of Notary
Printed Name:
My commission expires:

