

PREPARED BY & RETURN TO:

Name: KARA N. MITCHELL DAVIS

Address: 558 SW BARNEY ST.
HIGH SPRINGS, FL 32643

Parcel No.: 09-7S-17-09961-003

Inst: 202212021172 Date: 11/03/2022 Time: 2:00PM
Page 1 of 1 B: 1478 P: 1920, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 3rd day of NOVEMBER, 2022, by **JAMES F. MITCHELL**, CONVEYING NON-HOMESTEAD PROPERTY AND RELINQUISHING HIS INTEREST, hereinafter called the Grantor, to **KARA N. MITCHELL DAVIS**, whose post office address is 558 SW BARNEY ST., HIGH SPRINGS, FL 32643, 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 NORTHWEST CORNER OF THE NE ¼ OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 87°39'30"E., 60.00 FEET ALONG THE NORTH LINE OF SAID SECTION 9, TO A POINT OF BEGINNING; THENCE CONTINUE N. 87°39'30"E., 279.50 FEET ALONG SAID NORTH LINE OF SECTION 9; THENCE S. 1°49'04"E., 805.54 FEET; THENCE S. 87°39'30"W., 279.50 FEET; THENCE N. 1°49'04 W., 805.84 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE NORTH 25.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2022 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, 2022.

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:

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

Jessical Nettles
Witness Signature
Printed Name: Jessical Nettles

James F. Mitchell L.S.
Name: JAMES F. MITCHELL
Address: 558 SW BARNEY ST., HIGH SPRINGS, FL 32643