

Inst: 202112002462 Date: 02/11/2021 Time: 10:09AM
Page 1 of 4 B: 1430 P: 491, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk/Doc Stamp-Deed: 630.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

PAUL MICHAEL McHUGH
3651 SW 45 AVE APT B
Ocala FL 34474

Warranty Deed

This Deed is made by PAUL MICHAEL McHUGH, "Grantor(s)", to
BO S. G. Spradley, "Grantee(s)", whose post office address
is 530 NW SCARBOROUGH LANE LAKE CITY FL 32055
as (select one):

- ☐ An Unmarried Sole Owner ☒ A Married Sole Owner ☐ A Single Sole Owner
☒ Joint Tenants ☐ Tenants in Common
☐ Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
☐ Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ 2000.00, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real
property (the premises) located in COLUMBIA County/Parish,
FLORIDA:

LEGAL DESCRIPTION: ATTACHMENT A

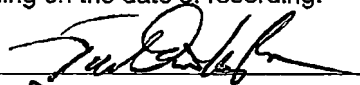
PARCEL NUMBER: 27-25-16-01768-006

TITLE SOURCE: 1219/2304

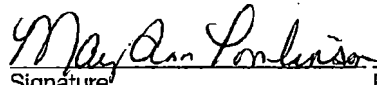
Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

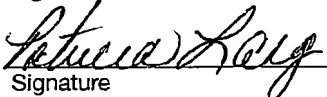
☐ This transfer is tax exempt because _____

☒ Taxes for the year 2021 shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

SIGN  Date: FEB 9 2021
PAUL MICHAEL MCHUGH, Grantor
3651 SW 45 AVE APT B, Mailing Address
OCALA FL 34474, City, State, Zip

N/A Date: N/A
N/A, Second Grantor (If Applicable)
N/A, Mailing Address
N/A, City, State, Zip

First Witness:  MARY ANN TOMLINSON 2/9/21
Signature Printed Name Date

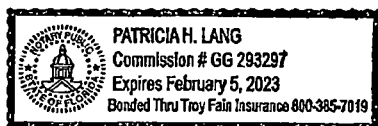
Second Witness:  PATRICIA LANG 2-9-21
Signature Printed Name Date

STATE OF Florida)
COUNTY/PARISH OF Columbia)
On February 9, 2021, before me, Letucia Raig,
a Notary Public, personally appeared Paul Michael McHugh,
as Grantor(s), and Letucia Raig, as Witness, and Mary Ann Tomlinson,
as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Letucia Raig
Signature of Notary



Affiant _____ Known _____ Produced ID _____

Type of ID Driver's License

Commission expires: 2-5-23

I certify that the full consideration paid for
the described property is:

\$ 60,000.00

Signed: [Signature]

(Grantee)

Dated: 2-9-21

Signed: N/A

(Second Grantee, if applicable)

Dated: N/A

Preparer: _____

530 NW Scarborough Lane LEGAL DESCRIPTION:

ATTACHMENT A

For a point of reference commence at the NW corner of NE 1/4 of SE 1/4 Section 27, Township 2 South, Range 16 East, Columbia County, Florida, thence run East, a distance of 333.50 feet to the Point of Beginning; thence run South, a distance of 662.99 feet; thence run West, a distance of 333.00 feet; thence run South, a distance of 662.99 feet; thence run East, a distance of 666.50 feet; thence run North, a distance of 1325.98 feet; thence run West, a distance of 333.50 feet to the Point of Beginning.

Parcel: 27-2S-16-01768-006