

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 201912023341 Date: 10/07/2019 Time: 3:49PM
Page 1 of 3 B: 1396 P: 100, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy Clerk/Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS INDENTURE, made this 7 day of October, 2019, between **DALE HOUSTON** and his wife **CYNTHIA HOUSTON** whose mailing address is 909 SW Norris Ave., Lake City, Florida 32024, party of the first part, Grantors, and **MATTHEW HOUSTON and his wife KIMBERLY HOUSTON** whose mailing address is 915 SW Norris Ave., Lake City, Florida 32024, party of the second part, Grantee,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

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

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

AND the Grantors hereby covenant with said 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; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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:

Natalia Vicenzi

Witness Signature

Natalia Vicenzi

Print or type name

Terril B. Brown

Witness Signature

Terril B. Brown

Print or type name

Dale Houston

(SEAL)

DALE HOUSTON

Cynthia Houston

(SEAL)

CYNTHIA HOUSTON

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 7 day of October, 2019, by
DALE HOUSTON and his wife **CYNTHIA HOUSTON** who is personally known to me or who have
produced Florida driver's licenses as identification.

Terril B. Brown

Notary Public, State of Florida

My Commission Expires: 8/30/2021

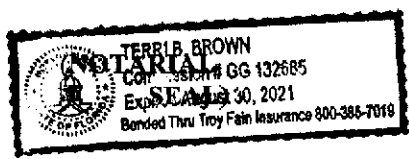


EXHIBIT "A"

Tract 1

PARCEL 6 EAST

TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 6: A part of Parcel 6 as described in a survey dated June 28, 1993, signed by L.E. Britt, P.L.S. No. 1079, being in the NW1/4 of Section 6, Township 5 South, Range 16 East; more particularly described as follows: Commence at the Southwest corner of the NW1/4 of said NW1/4 and run N 88 degrees 52'31" E along the South line thereof, 312.47 feet for a POINT OF BEGINNING; thence continue N 88 degrees 52'31" E along said South line 700.66 feet; thence N 0 degrees 18'45" W, 315.00 feet; thence N 88 degrees 52'31" E 315.00 feet to a point on the West right-of-way line of Norris Road; thence N 0 degrees 18'45" W, along said West right-of-way line, 37.67 feet to a point of curve of a curve to the right having a radius of 410.56 feet and an included angle of 8 degrees 41'55"; thence Northeasterly along the arc of said curve an arc distance of 62.33 feet; thence N 83 degrees 43'35" W 536.35 feet; thence S 44 degrees 30' W 636.41 feet to the POINT OF BEGINNING, Columbia County, Florida. Containing 5.88 acres, more or less.

Tract 2

PARCEL 4 SOUTH

TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 6: A part of parcel 4 as described in a survey dated June 28, 1993, signed by L.E. Britt, P.L.S. No. 1079, being in the NW1/4 of Section 6, Township 5 South, Range 16 East, more particularly described as follows: Commence at the Southwest corner of the NW1/4 of said NW1/4 and run N 0 degrees 56'19" W along the West line thereof 383.41 feet to a point on the Southeasterly right-of-way line of State Road No. 247; thence N 44 degrees 30' E along said Southeasterly right-of-way line, 951.03 feet; thence S 45 degrees 30' E 225.00 feet; thence N 85 degrees 23'44" E 407.38 feet for a POINT OF BEGINNING; thence S 44 degrees 30' W 613.00 feet; thence S 83 degrees 43'35" E 536.35 feet to a point on the West right-of-way line of Norris Road; said point being on a curve to the right, having a radius of 410.56 feet, an included angle of 22 degrees 33'52"; thence Northeasterly along the arc of said curve, an arc distance of 161.69 feet; thence N 30 degrees 57'02" E, along the Westerly right-of-way line of Norris Road, 437.70 feet; thence S 85 degrees 23'44" W 383.90 feet to the POINT OF BEGINNING, Columbia County, Florida. Containing 5.01 acres, more or less.