

*sales price  
doc. 70*

PREPARED BY & RETURN TO:

Name: MATTHEW G. HUMPHRIES  
Address: 986 SW TIMUQUA TERRACE  
FORT WHITE, FL 32038

Parcel No.: P/004112-002

Inst: 202312011849 Date: 06/23/2023 Time: 9:39AM  
Page 1 of 2 B: 1493 P: 1310, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC AL  
Deputy Clerk/Doe Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 22nd day of June, 2023, by **MATTHEW G. HUMPHRIES** and **RACHEL HUMPHRIES, HUSBAND AND WIFE**, hereinafter called the Grantors, to **LOGAN HUMPHRIES**, whose post office address is **986 SW TIMUQUA TERRACE, FORT WHITE, FL 32038**, 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 EXHIBIT "A"**

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

SUBJECT TO TAXES FOR THE YEAR 2023 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, 2023.

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:

*Patricia Lang*  
Witness Signature  
Printed Name: PATRICIA LANG

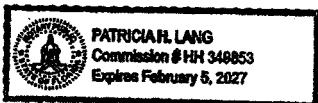
*Matthew G. Humphries*  
Name: MATTHEW G. HUMPHRIES  
Address: 986 SW TIMUQUA TERRACE, FORT WHITE, FL  
32038

*Jessica L. Nettles*  
Witness Signature  
Printed Name: Jessica L. Nettles

*Rachel Humphries*  
Name: RACHEL HUMPHRIES  
Address: 986 SW TIMUQUA TERRACE, 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 22nd day of June, 2023, by MATTHEW G. HUMPHRIES and RACHEL HUMPHRIES, who are personally known to me or who have produced Driver's License as identification.



*Patricia Lang*  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-27

EXHIBIT "A"

PART OF THE SOUTH ½ OF THE SE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF THE SOUTH ½ OF THE SE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.87 DEGREES 57'35" E., ALONG THE SOUTH LINE OF SAID SOUTH ½ OF THE SE ¼ OF THE SE ¼ OF SECTION 2, A DISTANCE OF 724.37 FEET TO A 5/8" IRON ROD, LS 4708 MARKING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N.87 DEGREES 57'35"E., STILL ALONG SAID SOUTH LINE, 598.51 FEET TO A 5/8" IRON ROD, MARKING THE POSITION OF THE SE CORNER OF SAID SECTION 2 AS USED BY L.E. BRITT, LS 1079, FOR PRIOR SURVEYS IN SECTIONS 1, 2, 11 AND 12, OF TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, (SAID IRON ROD LYING 24.1 FEET, MORE OR LESS, SOUTH OF A 4" CONCRETE MONUMENT, "MOOREHEAD ENGINEERING"); THENCE N.01 DEGREES 42'14" W., ALONG THE EAST LINE OF SAID SECTION 2 AS MONUMENTED BY L.E. BRITT, 364.68 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.87 DEGREES 57'35" W., 598.51 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.01 DEGREES 42'14" E., 364.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS FOR INGRESS AND EGRESS:

PART OF THE SOUTH ½ OF THE SE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF THE SOUTH ½ OF THE SE ¼ OF THE SE ¼ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; AND THENCE N.87 DEGREES 57'35" E., ALONG THE SOUTH LINE OF SAID SOUTH ½ OF THE SE ¼ OF THE SE ¼ OF SECTION 2, A DISTANCE OF 724.37 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.01 DEGREES 42'14" W., 60.00 FEET; THENCE S.87 DEGREES 57'35"W., 664.41 FEET; THENCE N.01 DEGREES 44'44"W., 51.94 FEET; THENCE N.89 DEGREES 42'53"W., 60.04 FEET TO THE WEST LINE OF SAID SE ¼ OF THE SE ¼; THENCE S.01 DEGREES 44'44"E., 114.38 FEET TO THE POINT OF BEGINNING.