

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-5353VB

Parcel Identification No 10-4S-16-02882-000

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8 day of February, 2022 between **James C. Grey, a Single Man**, whose post office address is **PO BOX 308, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantor, to **Columbia County, Florida**, whose post office address is **135 NE Hernando Avenue, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Commence at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 4 South, Range 16 East, Columbia County, Florida, and run South 1 degrees 45 minutes 54 seconds East, along the West line of said Northwest 1/4 of Southwest 1/4, a distance of 221.36 feet to the Point of Beginning; thence North 87 degrees 59 minutes 09 seconds East and parallel to the North line of said Northwest 1/4 of Southwest 1/4, a distance of 1026.45 feet to the West line of a 50 foot Street, said street being known as Ascena Avenue; thence South 1 degrees 42 minutes 30 seconds East, along said West Street line and parallel to the East line of said Northwest 1/4 of Southwest 1/4, a distance of 221.36 feet; thence South 87 degrees 59 minutes 09 seconds West and parallel to said North line, 1026.23 feet to the West line of said Northwest 1/4 of Southwest 1/4; thence North 1 degrees 45 minutes 54 seconds West, along said West line, 221.36 feet to the Point of Beginning, as surveyed by Bennett R. Wattles & Associates and shown on Plat dated October 4, 1968, as Lot 6 of an Unrecorded Subdivision of said Northwest 1/4 of Southwest 1/4.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz

James C. Grey  
James C. Grey

Lyndsi Nahabetian  
WITNESS  
PRINT NAME: Lyndsi Nahabetian

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 8th day of February, 2022, James C. Grey, who is/are personally known to me or has/have produced Drivers License as identification.

Valarie Benz  
Signature of Notary Public

