

Prepared by:

Ashlie Luckey, Esq.
Florida Legal Title, LLC
4045 NW 43rd Street, Suite B
Gainesville, Florida 32606

File Number: 662121MORRIS

General Warranty Deed

Made this January 28, 2022 A.D. by **Rene G. Morris, a single woman**, whose address is: 2616 Lowell Circle, Melbourne, Florida 32935, hereinafter called the grantor, to **Keith William Simpson and Leslie Ann Whitworth, husband and wife**, whose address is: 491 SW Red Cedar Court, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA. LESS AND EXCEPT THE SOUTH 130FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING:

THE WEST 60 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 60 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 60 FEET OF THE WEST 60 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

Parcel ID Number: **R04070-004**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said 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; that the grantor hereby fully warrants 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, 2021.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

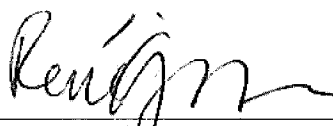

WITNESS-SIGN
Witness Printed Name: DEBRA SUE ASHLEY


WITNESS-SIGN
Witness Printed Name: Ryan O'Shaughnessy

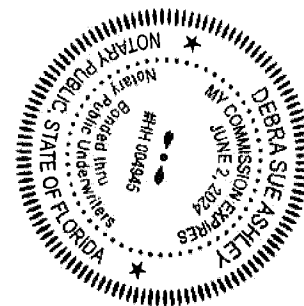
State of Florida

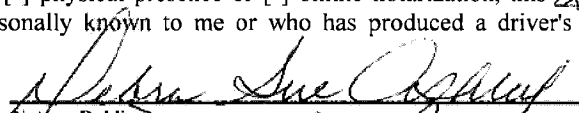
County of BREVARD

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 26 day of January, 2022, by Rene G. Morris, a single woman, who is/are personally known to me or who has produced a driver's license as identification.


Rene G. Morris

(Seal)




Notary Public
Print Name: DEBRA SUE ASHLEY