

Prepared by and return to:  
Kyle Polansky  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615

File No 24-307

Parcel Identification No PART OF 13-3S-16-02112-001

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of August, 2024 between Clinton F. Dicks, Jr., a single person, whose post office address is 4458 S U.S. 441, Lake City, FL 32025, of the County of Columbia, Florida, Grantor, to Vicki Morrell, whose post office address is 22 SW GATAGE GLEN, LAKE CITY, FL 32024, 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 SOUTHWEST CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4, SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°12'36"W., 89.93 FEET TO THE SOUTH MAINTAINED RIGHT-OF-WAY LINE OF NW MOORE ROAD; THENCE S.89°13'27"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 471.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE S.89°13'27"W., 147.00 FEET TO THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 13; THENCE S.01°34'39"E. ALONG THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 13 AND ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 397, PAGE 304 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, 300.03 FEET; THENCE N.87°13'27"E., 147.00 FEET; THENCE N.01°34'39"W., 300.03 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2024 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Clinton F. Dicks, Jr.  
Clinton F. Dicks, Jr.

Brenda Nelson  
WITNESS #1  
PRINT NAME: Brenda Nelson

816 SW Main Blvd  
Lake City, FL 32005  
WITNESS 1 ADDRESS

Jessica Robinson  
WITNESS #2  
PRINT NAME: Jessica Robinson

816 SW Main Blvd  
Lake City, FL 32005  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 19 day of August, 2024, by Clinton F. Dicks, Jr.

Brenda E. Nelson  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_