

This Instrument Prepared by & return to:
Name: TARA STEPHENS KEEN
Address: 178 SE TEVIS AVENUE
LAKE CITY, FLORIDA 32025

Inst: 201812026012 Date: 12/18/2018 Time: 11:51AM
Page 1 of 1 B: 1374 P: 1506, P.DeWitt Cason, Clerk of Court
Columbia, County, By: LK
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel I.D. #: 08346-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 18th day of **December**, A.D. 2018, by **JUNE D. BRANNON, A WIDOWER**, hereinafter called the grantor, to **TARA A. STEPHENS N/K/A TARA STEPHENS KEEN and SHAWN KEEN, HER HUSBAND**, whose post office address is **178 SE TEVIS AVENUE, LAKE CITY, FL 32025**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

Commence at a concrete monument where the East right-of-way line of Bradley Court intersects the South right-of-way line of Andrew Road (all roads herein referred to existing as described in Deed recorded in Official Records Book 270, page 276), and run thence North 89 deg. 44 min. 29 sec. East, 623.32 feet to a concrete monument where the South right-of-way line of Andrew Road intersects the West right-of-way line of Tevis Road; thence South 00 deg. 51 min. 07 sec. East along the West right-of-way line of Tevis Road, 279.54 feet to the Point of Beginning; thence continue South 00 deg. 51 min. 07 sec. East along the West right-of-way line of Tevis Road, 150.00 feet; thence South 89 deg. 44 min. 29 sec. West, 290.40 feet; thence North 00 deg. 51 min. 07 sec. West, 150.00 feet; thence North 89 deg. 44 min. 29 sec. East, 290.40 feet to the West right-of-way line of Tevis Road and the Point of Beginning. Said lands being in and a part of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of said Section 14, Township 4 South, Range 17 East. **SUBJECT TO power line easement.**

LEGAL PROVIDED BY GRANTOR.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.

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 grantor hereby covenant with said grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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 grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Brand Brown
Witness Signature

Brand Brown
Printed Name

Maria M. Landin
Witness Signature

Maria M. Landin

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18th day of **December**, 2018, by **JUNE D. BRANNON**, who is known to me or who has produced Driver's License as identification.



June D. Brannon
JUNE D. BRANNON
Address:
178 SE TEVIS AVENUE, LAKE CITY, FL 32025

Maria M. Landin
Notary Public
My commission expires 9/16/22