

Prepared by and return to:

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File Number: 21-509ED

Parcel Identification No. **16-7S-17-10006-107**

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Warranty Deed

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

This Indenture made this 1st day of November, 2021 between **Linda M. Smoot and Leslie A. Smoot, Wife and Husband, Individually and as Trustees of the Linda M. Smoot Living Trust dated September 2, 2008** whose post office address is **4409 Wyandotte Woods Blvd, Dublin, OH 43016** of the County of Franklin, State of Ohio, grantor*, and **Dennis James Mouras and Rebecca Jane Mouras, Husband and Wife** whose post office address is **16609 NW 166th Dr, Alachua, FL 32615** of the County of Alachua, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

Parcel 7 of Summers Acres:

A parcel of land in Section 16, Township 7 South, Range 17 East, Columbia County, Florida, being more particularly, described as follows:

Commence at a found 4" x 4" concrete monument 'SRD' at the Northwest corner of said Section 16, Township 7 South, Range 17 East and run thence South 00° 15' 48" East, along the West line of said Section 16, 80.15 feet to a found 4" x 4" concrete monument 'SRD' on the South right of way line of County Road No. 778 (80 foot right of way); thence North 89° 55' 25" East, along said South right of way line, 698.08 feet to a set 1/2" rebar & cap 'PLS 4789'; thence South 00° 15' 48" East, 3054.10 feet to a set 1/2" rebar & cap 'PLS 4789' and the point of beginning; thence continue South 00° 15' 48" East, 856.22 feet to a set 1/2" rebar & cap 'PLS 4789' on the South line of the North 1/2 of the Southwest 1/4 of said Section 16; thence North 89° 38' 29" East, along said South line, 539.83 feet to a found 4" x 4" concrete monument PSM 5757'; thence North 00° 14' 01" West, 853.56 feet to a set 1/2" rebar & cap PLS 4789'; thence South 89° 55' 25" West, 540.28 feet to the point of beginning.

Subject to & together with an easement for ingress, egress, drainage and public utilities being more particularly described as follows:

Commence at a found 4" x 4" concrete monument 'SRD' at the Northwest corner of said Section 16, Township 7 South, Range 17 East and run thence South 00° 15' 48" East, along the West line of said Section 16, 80.15 feet to a found 4" x 4" concrete monument 'SRD' on the South right of way line of County Road No. 778 (80 foot right of way); thence North 89° 55' 25" East, along said South right of way line, 668.08 feet to the point of beginning; thence South 00° 15' 48" East, 3910.47 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 16; thence North 89° 38' 29" East, along said South line, 60.00 feet; thence North 01° 15' 48" West, 3910.17 feet to the said South right

of way line of County Road No. 778; thence South 89° 55' 25" West, along said South right of way line, 60.00 feet to the point of beginning.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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 as to both capacities:

[Signature]
Witness
Printed Name: STEVEN ECKBER
[Signature]
Witness
Printed Name: WILKINSON Egan

Linda M. Smoot Living Trust dated September 2, 2008
By: [Signature]
Linda M. Smoot, Individually and as Trustee

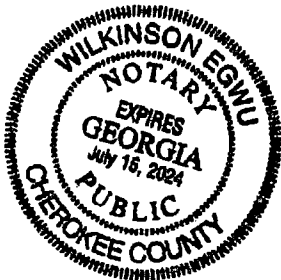
[Signature]
Witness
Printed Name: WILKINSON Egan
[Signature]
Witness
Printed Name: STEVEN ECKBER

Linda M. Smoot Living Trust dated September 2, 2008
By: [Signature]
Leslie A. Smoot, Individually and as Trustee

State of Georgia
County of Cherokee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2021 by Linda M. Smoot and Leslie A. Smoot, both individually and both as Trustees of the Linda M. Smoot Living Trust dated September 2, 2008. Linda M. Smoot and Leslie A. Smoot ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public
Print Name: WILKINSON Egan
My Commission Expires: July 15, 2024