

Prepared By and Return To:
Marika Sevin
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

General Warranty Deed

Made effective the 18th day of March, 2020, by Jared Kampmeyer and Janna Kampmeyer, husband and wife, whose address is 1162 Murray Drive, Jacksonville, FL 32205 hereinafter called the Grantor, to David Gromko and Meredith Gromko, husband and wife, whose address is 333 Southwest Sweetbriar Drive, Lake City, FL 32024, 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)

Witnesseeth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, 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, more particularly described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 0° 14' 34" EAST ALONG THE EAST LINE OF SAID SECTION 36, 37.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0° 14' 34" EAST ALONG SAID EAST LINE, 264.63 FEET TO THE SOUTHEAST CORNER OF LOT 9, UNIT 4, SOUTHWOOD ACRES, A SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE SOUTH 89° 20' 07" WEST ALONG THE SOUTH LINE OF SAID UNIT 4, SOUTHWOOD ACRES, 330.31 FEET; THENCE SOUTH 0° 08' 06" EAST 264.61 FEET; THENCE NORTH 89° 20' 07" EAST 328.56 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 6, UNIT 4, SOUTHWOOD ACRES, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH 0° 08' 06" EAST, 45 FEET; THENCE NORTH 89° 20' 07" EAST 109.55 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED LANDS; THENCE NORTH 0° 08' 06" WEST ALONG SAID WEST LINE 45 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE SOUTH 89° 20' 07" WEST ALONG THE SOUTH LINE OF SAID UNIT 4, SOUTHWOOD ACRES, 109.55 FEET TO THE POINT OF BEGINNING.

Parcel ID Number: 36-4S-16-03322-010

Subject to taxes accruing subsequent to December 31, 2019.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose 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 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.

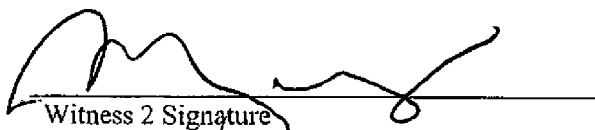
In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

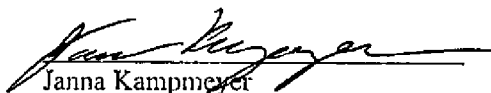
Signed, sealed and delivered in our presence:


Witness 1 Signature


Jared Kampmeyer

Marika Sevin
Witness 1 Printed Name

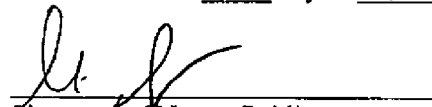

Witness 2 Signature

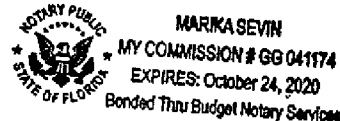

Janna Kampmeyer

Melissa Kampmeyer
Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 18th day of March, 2020, by Jared Kampmeyer and Janna Kampmeyer.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: 1
Type of Identification
Produced: FL DL