

Prepared by:

Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-9137

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 19th day of September, 2019, Richard R. Bicknell, and his wife, Jessica J. Bicknell, hereinafter called the grantor, to Brad Anthony Howard and His Wife, Tesha Jenkins Howard whose address is: 8809 141st Drive, Live Oak, FL 32060 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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:

Section 36, Township 3 South, Range 15 East

Commence at the Northeast corner of Section 36, Township 3 South, Range 15 East; run thence South 88°55' West, along the North line of said Section 36, 300.00 feet to the Point of Beginning; continue thence South 88°55' West, along said North line, which is also the centerline of a 40 foot county road, 1350.00 feet; thence South 00°14' East, 1330.00 feet; thence North 89°03' East, 1000.00 feet; thence North 13°37' East, 1382.57 feet to the Point of Beginning. LESS AND EXCEPT road right-of-way. IN COLUMBIA COUNTY, FLORIDA.

TOGETHER with all 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, except taxes accruing subsequent to the prior year.

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:

Adri D'Ag

Witness:

Amber D'Amunzio

Printed Name:

Brandi Lynn Lee

Witness:

Brandi Lynn Lee

Printed Name:

Richard R. Bicknell

Richard R. Bicknell

Jessica J. Bicknell

Jessica J. Bicknell

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19th day of September, 2019 by Richard R. Bicknell, and his wife, Jessica J. Bicknell personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

Brandi Lynn Lee
Notary Public

(Notary Seal)



Brandi Lynn Lee
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG052483
Expires 12/5/2020