

This instrument prepared by and return to

Lloyd E. Peterson, Jr. Esq.
905 SW Baya Drive
Lake City Florida, 32025

The preparer of this document has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title existence of liens, the quantity of lands, included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description, were furnished by the parties to this instrument

Parcel ID# 15-4S-16-03017-000

Inst: 202212015590 Date: 08/10/2022 Time: 3:40PM
Page 1 of 2 B: 1473 P: 59, James M Swisher Jr, Clerk of Court
Columbia, County, By: LK
Deputy Clerk Doc Stamp-Deed: 0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is:

Michael L. Pruitt a married man
7800 SW 155 Tr. Starke, FL 32091

The word "I" or "Me" as hereafter used means the Grantor

2. IDENTIFICATION OF GRANTEE:

Grantee's name and address is:

Cynthia Pruitt Erwin a married woman
1544 SE Inglewood Ave. Lake City FL 32025

The word "You" as hereafter used means the Grantee

3. MEANINGS OF TERMS

The terms "I" "Me" "You" "grantor." and "grantee." shall be non-gender specific as to masculine, feminine, or neuter. Such as corporations, partnerships, or trusts. Singular or plural as the context permits or requires, and includes heirs, personal representatives, successors, or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is situated, lying, and being in, **COLUMBIA** County, Florida and described as follows:

COMMENCE at the Southwest corner of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 4 South, Range 16 East, Columbia County, Florida and run **N84°22'01"E.** along the South line of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 a distance of 93.38 feet to the **POINT OF BEGINNING**; thence **N.02°39'30"E.** 188.19 feet; thence **S.86°25'25"E.** 218.40 feet to a point on the East line of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4; thence **S.03°23'16"E.** along said East line 151.39 feet to the Southeast corner of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4; thence **S.84°22'01"W.** along the South line of said West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 a distance of 236.79 feet to the **POINT OF BEGINNING.** Containing 0.88 acres, more or less. **SUBJECT TO:** That part within the maintained Right-of-Way of SW Nasdaq Glen.

5. CONSIDERATION

Good and valuable consideration, plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the real property **to have and hold in fee simple** (estate in property unlimited as to the duration disposition and descendability) forever.

7. WARRANTY

I, fully warrant the title to the Real Property, and will defend the same, against the lawful claims of all persons whomever

8. HOMESTEAD

I, represent and warrant , that the Real Property is the Real Property adjacent to the homestead or residence of a member of the Pruitt family.

9. EXCEPTIONS

This conveyance is subject to Real Estate taxes for the year 2022 and subsequent year.

Executed on 09 AUGUST 2022
Signed in the presence of:

Witness #1

Print Name Justin Velles

Michael L. Pruitt
Michael L. Pruitt

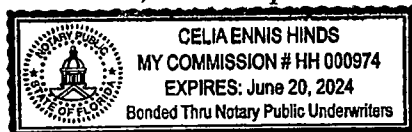
7800 SW 155 Tr. Starke, Fl. 32091

Witness #2

Print Name Whitney Smith

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9th day of August 2022 by **Michael L. Pruitt**, who has produced a Florida Drivers License as identification



(SEAL)

Celia E Hinds

Notary Public – State of Florida
Print Name/Commission Expires

6/20/2024