

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-10776

Inst: 202112014475 Date: 07/21/2021 Time: 4:17PM
Page 1 of 3 B: 1442 P: 2519, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 2485.00

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 21 day of July, 2021, to Burl D. Harkey and his Wife, Lori A. Harkey, hereinafter called the grantor, to Lao Lavelly and His Wife, Jessica Lavelly whose address is: 936 NW Falling Creek Road, Lake City, FL 32055 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE APART THEREOF.

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:

Jordan Hallock
Witness: Jordan Hallock

Printed Name:

Madison Williams
Witness: Madison Williams
Printed Name:


Burl D. Harkey
Burl D. Harkey
Lori A. Harkey
Lori A. Harkey

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July, 2021 by Burl D. Harkey and His Wife, Lori A. Harkey personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jordan A. Hallock
Notary Public

 Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

ATT# 10776

EXHIBIT "A"

PARCEL 1

A part of the West 1/2 of Section 1, Township 3 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1, and run S 89°00'22" W, along the North line thereof, a distance of 2.14 feet to the Westerly right-of-way line of State Road #131; thence S 10°15'34" W, along said Westerly right-of-way line, a distance of 1114.72 feet to a point of curve of a curve concave to the West, having a radius of 5679.58 feet, and a total central angle of 9°46'00"; thence run Southwesterly along said curve through a central angle of 00°28'45" for an arc distance of 47.49 feet to the POINT OF BEGINNING; thence continue along said curve through an included angle of 05°48'50", for an arc distance of 576.32 feet; thence S 88°52'33" W, a distance of 468.35 feet; thence N 14°55'30" E, a distance of 580.86 feet; thence N 88°52'17" E, a distance of 449.91 feet to the POINT OF BEGINNING.

PARCEL 2

A part of the West 1/2 of Section 1, Township 3 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1, and run S 89°00'22" W, along the North line thereof, a distance of 2.14 feet to the Westerly right-of-way line of State Road #131; thence S 10°15'34" W, along said Westerly right-of-way line, a distance of 1114.72 feet to a point of curve of a curve concave to the West, having a radius of 5679.58 feet, and a total central angle of 9°46'00"; thence run Southwesterly along said curve through a central angle of 00°28'45" for an arc distance of 47.49 feet; thence South 88°52'17" West a distance of 449.91 feet to the POINT OF BEGINNING, thence South 14°55'30" West a distance of 580.86 feet; thence South 88°52'33" West a distance of 468.35 feet; thence North 16°39'31" East a distance of 586.19 feet; thence North 88°52'17" East a distance of 449.91 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for ingress and egress purposes, lying 30 feet left of and adjacent to the following described line:

COMMENCE at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1, and run S 89°00'22" W, along the North line thereof, a distance of 2.14 feet to the Westerly right-of-way line of State Road #131; thence S 10°15'34" W, along said Westerly right-of-way line, a distance of 1114.72 feet to a point of curve of a curve concave to the West, having a radius of 5679.58 feet, and a total central angle of 9°46'00"; thence run Southwesterly along said curve through a central angle of 00°28'45" for an arc distance of 47.49 feet to the POINT OF BEGINNING; thence South 88°52'17" West, a distance of 449.91 feet to the TERMINAL POINT of herein described line and easement.

TOGETHER WITH a 2007 Doublewide BAYELITE mobile home with the VIN numbers being FL26100PHB300013A and FL26100PHB300013B.

These mobile home titles will be retired with the Florida Dept. of Motor Vehicles according to Florida statute section 319.261 and thereafter always a part of this real property.