

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

Inst: 202112003808 Date: 03/02/2021 Time: 4:43PM
Page 1 of 3 B: 1431 P: 1616, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Denniv ClerkDoc Stamp-Deed: 0.70

4-10233

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 2 day of March, 2021, By Michael Jimenez and His Wife, Virginia Jimenez, hereinafter called the grantor, to Michael Jimenez and His Wife, Virginia Jimenez, whose address is: 1609 Country Charm Ln W, Jacksonville, FL 32225 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 A Part Thereof.

The purpose of this Warranty Deed is to create an estate by the entirety.

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:

Jessica M. Thomas
Witness:

Jessica M. Thomas

Printed Name:

Amber D. Amunio

Witness:

Amber D. Amunio

Printed Name:

Michael Jimenez
Michael Jimenez

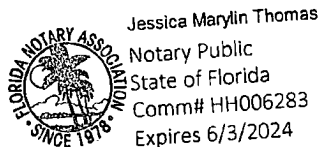
Virginia Jimenez
Virginia Jimenez

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of March, 2021 by **Michael Jimenez and His Wife, Virginia Jimenez**, personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marylin Thomas
Notary Public



ATT: 10233

Exhibit "A"

LOT 31 OF AN UNRECORDED SUBDIVISION KNOWN AS CARDINAL FARMS A PARCEL OF LAND IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 88°19'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF 5311.34 FEET TO THE SOUTHWEST CORNER OF SECTION 11; THENCE NORTH 01°22'42" WEST ALONG THE WEST LINE OF SECTION 11 A DISTANCE OF 854.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°22'42" WEST ALONG SAID WEST LINE OF SECTION 11 A DISTANCE OF 475.39 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 87°55'20" EAST A DISTANCE OF 253.25 FEET; THENCE NORTH 88°38'56" EAST A DISTANCE OF 659.00 FEET; THENCE SOUTH 01°21 '04" EAST A DISTANCE OF 306.30 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 20°09'27"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 175.91 FEET; THENCE SOUTH 88°38'56" WEST A DISTANCE OF 942.63 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.