

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20262

Inst: 202412015496 Date: 07/19/2024 Time: 10:01AM
Page 1 of 3 B: 1519 P: 1244, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 3990.00

Warranty Deed

This Warranty Deed is executed this 9 of July, 2024, by Richard Andrew Tshabalala, hereinafter called the grantor, to Richard John Welden, and Margaret Ann Anlage, whose address is: 225 NW Joe Lowe Ct. 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

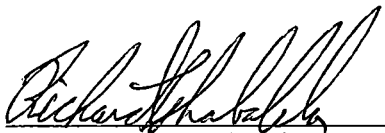
And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Witness



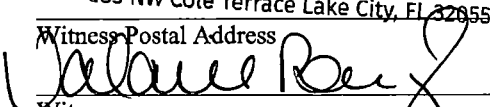
Richard Andrew Tshabalala



Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness



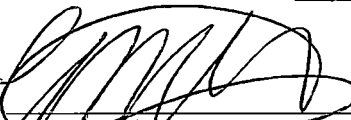
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ~~(X)~~ physical presence or ()
online notarization this 9 day of July, 2024, by Richard Andrew Tshabalala.



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



MADDY M. VAN HOFWEGE
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: FL DL

Exhibit "A"
Property Description

One acre off North end of Block 1 in W1/2 of SW1/4 of NW1/4, Section 30, Township 3 South, Range 17 East; Columbia County, Florida. More particularly described as follows: Part of Block 1 in the West 1/2 of the SW 1/4 of the NW 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida. As shown on a survey dated March 26, 1975, by W. C. Hale and Associates, Inc., Surveying, signed by W. C. Hale, LS1519, for "Billy Carter," showing the boundary of said Block 1 and the one acre off the North end; described as follows: Begin at a concrete monument marking the NW corner of the SW 1/4 of the NW 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida, as shown on a survey dated March 26, 1975, by W. C. Hale and Associates, Inc., Surveying, signed by W. C. Hale LS 1519, for "Billy Carter," and thence S 01°00'54 " E, along the monumented West line of said SW 1/4 of the NW 1/4, a distance of 197.89 feet, to a concrete monument shown on said prior survey as marking the SW corner of the aforementioned "one acre off the North end" of said Block 1; thence N 88°31'00" E, parallel to the monumented North line of said SW 1/4 of the NW 1/4, a distance of 224.47 feet to a 5/8" iron rod, LS 4708, on the East line of said Block 1 as shown on said prior survey and as monumented; thence N 01°02'05" W, along said East line of said Block 1, a distance of 197.89 feet, to a 5/8" iron rod, LS 4708, on the monumented North line of said SW 1/4 of the NW 1/4 and marking the NE corner of said Block 1, as shown on said prior survey; thence S 88°31'00" W, 224.40 feet to the Point of Beginning. Together with an easement for ingress and egress recorded in Official Records Book 1277, Page 1694, of the Official Records of Columbia County, Florida, described as follows: The West 30 feet of Block 1 in W 1/2 of SW 1/4 of NW 1/4 Section 30, Township 3 South, Range 17 East, Columbia County, Florida as lies North of NW Lake Jeffery Road and South of one acre off the North end of said Block 1, in the W1/2 of SW 1/4 of NW 1/4, Section 30.