

**THIS INSTRUMENT WAS PREPARED BY
& IS TO BE RETURNED TO:**

Cyrus Malhotra, Esq.
THE MALHOTRA LAW FIRM P.A.
3903 Northdale Blvd., Suite 100E
Tampa, Florida 33624

Parcel Id No.: 34-2S-16-01842-002
Sales Price: \$10.00
Documentary Stamp Tax: \$0.70

WARRANTY DEED

THIS INDENTURE, made this 25 day of MARCH, 2022, between **JOSEPH EMANUEL BYRDEN**, a married man, whose post office address is 9794 North County Road, Sanderson, Florida 32087, and **ROY EDDIE BYRDEN**, a married man, whose post office address is 654 NE Gurley Avenue, Lake City, Florida 32055 (hereinafter referred to as "Grantor"), and **JOLENA BYRDEN**, a single woman, whose post office address is 200 NW Our Gln Lake City, Florida 32055 (hereinafter referred to as the "Grantee").

(wherever used herein, the terms "Grantor" and "Grantee"
include their respective heirs and assigns)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell alien, remise, release, convey, and confirm unto Grantee, that certain parcel of real property situate, lying, and being in the County of Columbia, State of Florida, to wit:

ADDRESS: 200 NW Our Gln Lake City, Florida 32055

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE NW ¼ OF THE SE ¼, SECTION 34, TOWNSHIP 2 SOUTH, RANGE 16 EAST, AND RUN THENCE N 0°24'14" E, ALONG THE EAST LINE OF SAID NW ¼ OF SE ¼, 679.16 FEET TO THE POINT OF THE BEGINNING, AND RUN THENCE N 89°27'34" W, 251.98 FEET, THENCE N 1°43'14" E, 210.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A 50.00 FOOT ROAD, THENCE S 89°27'34" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE 247.14 FEET TO THE EAST LINE OF

SAID SECTION, THENCE S 0°24'14" W, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.20 ACRES, MORE OR LESS.
TOGETHER WITH MOBILE HOME VIN: FLA050528 & FLA050527

TOGETHER WITH all easements, tenements, hereditaments and appurtenances thereto belonging, and all buildings, fixtures and improvements thereon, if any, and all strips and gores between the premises and abutting properties, if any, and with every privilege, right, title, interest and estate thereto belonging or in anywise appertaining;

HEREINAFTER REFERRED TO AS THE "PROPERTY"

TO HAVE AND TO HOLD, the same unto the Grantee in fee simple forever.

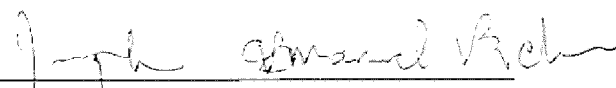
SAID property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor(s) reside thereon.

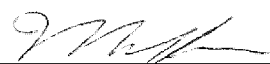
AND, Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple, and that the Grantor has good right and lawful authority to sell and convey said Property, and Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever; and that said Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

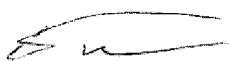
IN WITNESS WHEREOF, the said Grantor has executed this instrument the day and year first written above.

Signed, sealed and delivered in the presence of:


JOSEPH EMANUEL BYRDEN


Witness #1 Signature


Printed Witness #1 Signature

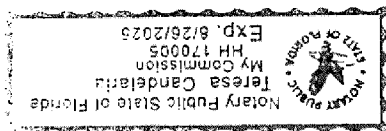

Witness #2 Signature


Printed Witness #2 Signature

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence of ☐ online notarization, on this 25th day of March, 2022, by **JOSEPH EMANUEL BYRDEN**, Grantor, ☐ who is personally known to me or ☒ who has produced FL Driver's license as identification.

[SIGNATURE PAGE TO WARRANTY DEED]



Teresa Candelaria
(Notary Public Signature)

Teresa Candelaria
(Type or Print Name)

My Commission Expires: 8/26/25

My Commission Number is: 170005

[Signature]
Witness #1 Signature

[Signature]
Witness #2 Signature

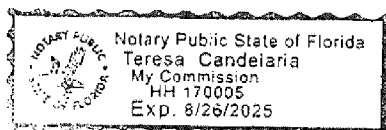
Roy Eddie Byrden
ROY EDDIE BYRDEN

Michael J. G...
Printed Witness #1 Signature

Dustin R...
Printed Witness #2 Signature

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence of ☐ online notarization, on this 25th day of March, 2022, by **ROY EDDIE BYRDEN**, Grantor, ☐ who is personally known to me or ☒ who has produced FL Driver's License as identification.



Teresa Candelaria
(Notary Public Signature)

Teresa Candelaria
(Type or Print Name)

My Commission Expires: 8/26/25

My Commission Number is: 170005