

Prepared by: Elizabeth Thomason

Record and Return to:

Elizabeth Thomason

877 SW Roberts Ave

Fort White FL 32038

Property Appraiser's Parcel I.D. Number 30-6S-16-03993-003

Inst:201612007748 Date:5/9/2016 Time:9:35 AM  
Doc Stamp-Deed:98.00  
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1314 P:1791

### Florida Warranty Deed

This Warranty Deed made this 1st day of February, 2016, by and between MARK GARRISON AND JUDITH GARRISON, husband and wife, hereinafter called the Grantor, whose mailing address is 892 SW Pathfinder Gln, Fort White, FL 32038; and SCOTT C. THOMASON, SR. and ELIZABETH A. THOMASON, husband and wife, hereinafter called the Grantee, whose mailing address is 877 SW Roberts Ave, Fort White, FL 32038.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$14,000.00 (Fourteen Thousand and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Columbia, State of Florida, to wit:

A PART OF THE SE (1/4) OF THE NW (1/4), SECTION 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW (1/4) OF SAID SECTION 30, RUN S 2 08'05" E, ALONG THE EAST LINE OF SAID NW (1/4), A DISTANCE OF 1993.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 2 08'05" E, 209.89 FEET; THENCE S 88 17'48" W, 1288.63 FEET TO THE EAST RIGHT OF WAY LINE OF A 50 FOOT COUNTY GRADED ROAD; THENCE N 1 45'44" W, ALONG SAID EAST RIGHT OF WAY LINE, 211.19 FEET; THENCE N 88 21'17" E, 1287.27 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY.

According to the map or plat thereof, as recorded in Plat Book 1246, Page 1393 of the public records of Columbia County, Florida.

Parcel ID Number: 30-6S-16-03993-003


TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

AND the Grantor hereby covenants with the 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 this land; that the Grantor hereby fully warrants the title to the land, will defend the same against the lawful claims of all

persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016, and restrictions, covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

  
MARK GARRISON

  
JUDITH GARRISON

Witness: 

Print Name: Seth Dyke

Witness: Yolanda Warmely

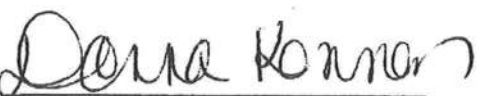
Print Name: Yolanda Warmely

State of Florida       }  
County of Columbia }

This foregoing instrument was acknowledged before me this 7<sup>th</sup> day of May 2016, by Mark Garrison.

       Said person is personally known to me.

☒ Said person provided the following type of identification: A Driver license



Notary Signature

Donna Kennon

Print Name



State of Florida }  
County of Columbia }

This foregoing instrument was acknowledged before me this 7th day of May 2016, by Judith Garrison.

       Said person is personally known to me.

  ✓   Said person provided the following type of identification: FL Driver license

Donna Kennan

Notary Signature

Donna Kennan

Print Name

