

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

4-9317

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 5th day of December, 2019, By Donald W. Hall and His Wife, Sandra C. Hall, hereinafter called the grantor, to Travis Covington and Lindsey Garland, as Joint Tenants With Right of Survivorship whose address is: 272 NW Country Lake Drive, 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 A Part 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:

[Signature]

Witness:

Wendie E Shaefer
Printed Name:

[Signature]

Witness:

Michael H Harrell
Printed Name:

[Signature]
Donald W. Hall

[Signature]
Sandra C. Hall

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 5th day of December, 2019 by Donald W. Hall and His Wife, Sandra C. Hall personally known to me or, if not personally known to me, who produced [Signature] for identification and who did not take an oath.

(Notary Seal)

[Signature]
Notary Public



Exhibit "A"

Parcel 1:

A parcel of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida and being more particularly described as follows:

Commence and begin at the Southwest corner of Lot 2, Woodborough Subdivision, Phase Four, a subdivision as recorded in Plat Book 6, Pages 105 and 106 of the public records of Columbia County, Florida and thence run North 89° 50' 54" West, a distance of 160.00 feet; thence run North 00° 09' 06" East, a distance of 265.49 feet; thence run South 76° 55' 50" East, a distance of 164.15 feet to the Northwest corner of said Lot 2 of Woodborough Subdivision, Phase Four; thence run along the West line of the aforementioned Lot 2, South 00° 09' 06" West, a distance of 228.79 feet to the Point of Beginning.

Together with an Easement for ingress/egress:

Commence at the Southwest corner of Lot 2 of Woodborough Subdivision, Phase Four, a subdivision as recorded in Plat Book 6, Pages 105 and 106 of the public records of Columbia County, Florida and then run North 00° 09' 06" East, along the West line of said Lot 2, a distance of 228.79 feet to the Northwest corner of said Lot 2, and to the Point of Beginning; thence run North 76° 55' 50" West, a distance of 164.15 feet; thence run North 00° 09' 06" East, a distance of 10.25 feet; thence run South 73° 28' 39" East, a distance of 166.76 feet to the Point of Beginning.

Parcel 2:

A parcel of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at the Southeast corner of the West 1/2 of the Southeast 1/4, less the East 350.00 feet of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and run North 89° 50' 54" West, along the South line of the West 1/2 of the Southeast 1/4, less the East 350.00 feet of Section 22, a distance of 109.19 feet; thence North 00° 09' 06" East, a distance of 14.86 feet; thence South 89° 50' 54" East, along a line parallel to the South line of the West 1/2 of the Southeast 1/4, less the East 350.00 feet of Section 22, a distance of 109.22 feet to a point on the West line of the East 350.00 feet of the West 1/2 of the Southeast 1/4 of Section 22; thence continue South 89° 50' 54" East, a distance of 50.78 feet to the Southwest corner of Lot 2 of Woodborough Phase 4, a subdivision recorded in Plat Book 6, Pages 105 through 106 of the public records of Columbia County, Florida; thence South 00° 09' 06" West, a distance of 14.91 feet to a point on the South line of the East 350.00 feet of the West 1/2 of the Southeast 1/4 of Section 22; thence North 89° 50' 54" West, along said South line of the East 350.00 feet of the West 1/2 of the Southeast 1/4 of Section 22, a distance of 50.81 feet to the Point of Beginning.