

Prepared by:

Branden L. Strickland, Esq.
Strickland Law Firm, P.L.
283 NW Cole Terrace
Lake City, FL 32055
386-752-0946

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

Inst: 202112024999 Date: 12/10/2021 Time: 9:18AM
Page 1 of 3 B: 1454 P: 1145, James M Swisher Jr, Clerk of Court
Columbia, County, By: BS
Deputy ClerkDoc Stamp-Deed: 0.70

21-0558

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 10 day of December, 2021, Charles W. Snelgrove and His Wife Diana H. Snelgrove, hereinafter called the grantor, to Timothy Darby and Deidre S. Darby, Husband and Wife whose address is: 226 SW Snelgrove Glen, Fort White, FL 32038 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:

Jordan A. Hallock
Witness:

Jordan A. Hallock
Printed Name:

Madison Williams
Witness:
Madison Williams
Printed Name:

Charles W. Snelgrove
Charles W. Snelgrove

Diana H. (X) Snelgrove
Her Mark

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of December, 2021 by Charles W. Snelgrove and His Wife, Diana H. Snelgrove, by placing her mark in the presence of these witnesses, Jordan A. Hallock and, personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jordan A. Hallock
Notary Public



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

21-0558

Exhibit "A"

Commence at the NW Corner of Section 6, Township 7 South, Range 17 East and run thence S 00°15'34" E along the West line of said Section 6, 32.75 feet to the South Right of Way Line of SW Legree Terrace a County Grade Road; Thence S 89°54'08" E, 11.61 feet; Thence S 62°45'19" E 85.65 feet; Thence S 71°32'50" E, 302.89 feet to the Point of Beginning; Thence S 68°25'31" E, 461.85 feet; Thence S 00°15'39" E, 926.76 feet to the South line of said N ½ of the NW ¼; Thence S 89°42'19" W along said South line 428.71 feet; Thence N 00°15'39" W, 1098.79 feet to the Point of Beginning

Together with and Subject to a 30 foot Easement for Ingress, Egress and Utility Purposes being 15 feet to the right and left of the following described centerline:

Commence at the NW Corner of Section 6, Township 7 South, Range 17 East and run thence S 00°15'34" E along the West line of said Section 6, 32.75 feet to the Point of Beginning and the South maintained right of way line of SW Legree Terrace a County Grade Road; Thence S 89°54'08" E, 11.61 feet; Thence S 62°45'19" E 85.65 feet; Thence S 71°32'50" E, 302.89 feet to the Point of Termination. The boundaries of said Easement shall extend or contract as necessary to create the easement as intended.