

*sales piece &
doc. 70*

PREPARED BY & RETURN TO:

Name: JEROME CARTER
Address: 188 NW JAMAICA GLEN
LAKE CITY, FL 32055

Parcel No.: P/O 01817-000

Inst: 202112022198 Date: 11/01/2021 Time: 11:07AM
Page 1 of 2 B: 1451 P: 1136, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1st day of November, 2021, by **JEROME CARTER** and **MABLE CARTER, HUSBAND AND WIFE**, hereinafter called the Grantors, to **JEROME CARTER and MABLE CARTER, HUSBAND AND WIFE**, and **BRENDA CARTER, A SINGLE PERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is **188 NW JAMAICA GLEN, LAKE CITY, FL 32055 AND 453 NW PARNELL AVNUE, LAKE CITY, FL 32055**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida:

SEE EXHIBIT "A"

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

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: *Patricia Lang*
Printed Name: **PATRICIA LANG**

Jerome Carter L.S.
Name: JEROME CARTER
Address: 188 NW JAMAICA GLEN, LAKE CITY, FL 32055

Witness Signature: *Gary Tyler Dorris*
Printed Name: **GARY TYLER DORRIS**

Mable Carter L.S.
Name: MABLE CARTER
Address: 188 NW JAMAICA GLEN, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of November, 2021, by JEROME CARTER and MABLE CARTER, who are personally known to me or who have produced _____ as identification.

Patricia Lang
Signature of Notary
Printed Name: **PATRICIA LANG**

My commission expires: 2/5/23

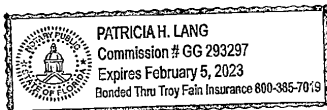


EXHIBIT "A"

COMMENCE AT THE NW CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 00°31'47" W, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 746.74 FEET; THENCE RUN N 89°08'04" E, A DISTANCE OF 302.71 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°31'47" E, A DISTANCE OF 147.42 FEET; THENCE RUN N 89°09'00" E, A DISTANCE OF 1016.41 FEET TO THE EAST LINE OF NW ¼ OF THE NW ¼; THENCE RUN N 00°32'59" W, A DISTANCE OF 464.24 FEET; THENCE RUN S 89°08'04" W, A DISTANCE OF 629.68 FEET; THENCE RUN S 00°31'47" E, A DISTANCE OF 316.64 FEET; THENCE RUN S 89°08'04" W, A DISTANCE OF 386.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS; COMMENCE AT THE NW CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA , AND RUN S 00°31'47" E, ALONG THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 787.82 FEET TO THE POINT OF BEGINNING; THENCE RUN N 88°56'15" E, A DISTANCE OF 302.73 FEET; THENCE N 00°31'47" W, A DISTANCE OF 39.96 FEET; THENCE RUN S 89°08'04" W, A DISTANCE OF 302.71 FEET TO THE WEST LINE OF SECTION 33, THENCE S 00°31'47" E, ALONG SAID WEST LINE OF SECTION 33, A DISTANCE OF 41.08 FEET TO THE POINT OF BEGINNING.