

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

Inst: 201812010413 Date: 05/22/2018 Time: 2:43PM
Page 1 of 2 B: 1360 P: 1784, P. DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 560.00

ATT# 4-8215

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 21st day of May, 2018, Andrew T. Nelson, and his wife, Rachel Vann Nelson, hereinafter called the grantor, to Juliana Moore whose post office address is: 8718 NW 73rd Lane, Lake Butler, FL 32054 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:

Michael H. Harrell
Witness:
Juliana E. Moore
Printed Name:

Andrew T. Nelson
Andrew T. Nelson

Kamaya Bennett
Witness:
Kamaya Bennett
Printed Name:

Rachel Vann Nelson
Rachel Vann Nelson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of May, 2018 by ANDREW T. NELSON, AND HIS WIFE, RACHEL VANN NELSON personally known to me or, if not personally known to me, who produced De for identification and who did not take an oath.

(Notary Seal)

Notary Public



Michael H. Harrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG095249
Expires 4/18/2021

ATT# 4-8215

Exhibit "A"

Parcel A:

Begin at the Southeast corner of the North 1/2 of the North 1/2 of the Southeast 1/4 of Section 18, Township 4 South, Range 17 East, Columbia County, Florida and run thence South 02° 24' 54" East, 692.03 feet; thence South 88° 30' 00" West, 577.00 feet; thence North 00° 10' 48" West, 717.52 feet; thence South 88° 15' 28" West, 200.00 feet; thence North 00° 09' 32" West, 60.00 feet; thence North 88° 02' 28" East, 200.00 feet; thence South 87° 55' 48" East, 496.65 feet; thence South 44° 11' 17" East, 75.22 feet to the Point of Beginning.

Together with and subject to an ingress and egress easement for SW Moonshadow Glen as recorded in Official Records Book 889, Page 1335 and 1336 of the public records of Columbia County, Florida.