

Sale Price
\$ 249,900.00
Doc Stamps
\$ 1,749.30

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 21-01022TL

Inst: 202112004906 Date: 03/17/2021 Time: 8:48AM
Page 1 of 1 B: 1432 P: 1993, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1749.30

Parcel No.: R03215-001 (P1) and R03216-013 (P2)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 12th day of **March, 2021**, by **WAYNE WINGATE** and **DEBORAH WINGATE, HUSBAND AND WIFE**, hereinafter called the Grantors, to **JAMES N. TAYLOR** and **CYNTHIA TAYLOR, HUSBAND AND WIFE**, whose post office address is 549 SW PRECISION LOOP, LAKE CITY, FL 32024, 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, viz:

Parcel 1:

Commence at the Southwest corner of Section 27, Township 4 South, Range 16 East, Columbia County, Florida, thence run North 01 deg. 05 min. 36 sec. West, along the West line of Section 27, 320.00 feet to the Point of Beginning; thence continue North 01 deg. 05 min. 36 sec. West, 280.00 feet; thence North 89 deg. 15 min. 59 sec. East, 292.53 feet to the West right of way line of Oak Circle West Road; thence South 01 deg. 05 min. 36 sec. West, along said right of way, 280.00 feet; thence South 89 deg. 15 min. 59 sec. West, 292.53 feet to the Point of Beginning.

Parcel 2:

Lot 13 of SHADY ACRES, according to the Plat thereof as recorded in Plat Book 4, Page(s) 21, of the Public Records of COLUMBIA County, Florida.

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.

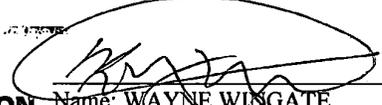
TO HAVE AND TO HOLD the same in fee simple forever.

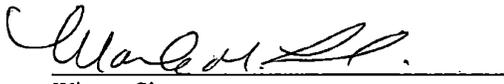
And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the 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 **MARY ANN TOMLINSON**
Printed Name: _____


Name: WAYNE WINGATE
Address: 549 SW PRECISION LOOP, LAKE CITY, FL 32024 L.S.


Witness Signature
Printed Name: Marla M. Landin


Name: DEBORAH WINGATE
Address: 549 SW PRECISION LOOP, LAKE CITY, FL 32024 L.S.