

Prepared by:  
Daralyn Guthrie  
Watson Title Services of North FL, Inc.  
3951 Baymeadows Road  
Jacksonville, Florida 32217

File Number: 2000105

20010207

### General Warranty Deed

Made this February <sup>5<sup>th</sup></sup>, 2020 A.D. By **John O'Hara, Jr. a/k/a as John OHara, Jr., a single man**, whose post office address is: 6754 Spanish Moss Drive, Keystone Heights, Florida 32656, hereinafter called the grantor, to **Fairen Rose Frisinger and Ryan Nicklaus Frisinger, wife and husband**, whose post office address is: 3510 NW 91st Street, Apt. 171, Gainesville, Florida 32606, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$6,900.00 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, viz:

The North 215 feet of the South 430 feet less the East 200 feet of the parcel being more particularly described as follows: A part of the NE 1/4 of Section 5, Township 7 South, Range 17 East, more particularly described as follows: Commence at the SE corner of said NE 1/4 and run S 88 degrees 16 minutes 07 seconds W, along the South line thereof, 852.25 feet for a Point of Beginning; thence continue S 88 degrees 16 minutes 07 seconds W, 411.63 feet to the East Right of Way line of Scrub Town Road; thence N 06 degrees 33 minutes 24 seconds W along said East Right of Way line, 207.39 feet; thence continue along said East line, N 00 degrees 26 minutes 64 seconds West, 671.81 feet; thence continue along said East Right of Way line N 37 degrees 51 minutes 23 seconds E, 54.72 feet to the South Right of Way line of Bellamy Road; thence S 82 degrees 00 minutes 16 seconds E along said Right of Way line, 374.86 feet; thence S 02 degrees 22 minutes 45 seconds E, 857.19 feet to the Point of Beginning, Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 05-7S-17-09898-007

**Together** with all the 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 December 31, 2019.

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**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:*

Dondra McEachern  
Witness Printed Name Dondra McEachern

John O'Hara, Jr. a/k/a John O'Hara, Jr. (Seal)  
John O'Hara, Jr. a/k/a as John O'Hara, Jr.  
Address: 6754 Spanish Moss Drive, Keystone Heights, Florida  
32656

Charles Paxton  
Witness Printed Name Charles Paxton

\_\_\_\_\_  
(Seal)  
Address:

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me by means of ✓ physical presence or \_\_\_\_\_ online notarization this 5<sup>th</sup> day of February, 2020, by John O'Hara, Jr. a/k/a as John O'Hara, Jr., a single man, who is/are personally known to me or who has produced Drivers License as identification.

Charles Paxton  
Notary Public  
Print Name: Charles Paxton  
My Commission Expires: March 25<sup>th</sup>, 2023

