

Prepared by and return to:  
Laurie Cruz - Potter  
Heritage Title Services  
201 Parshley Street Southwest  
Live Oak, FL 32064  
(386) 330-0371  
File No 25-4120

Parcel Identification No 28-4S-17-08797-006

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 19th day of May, 2025, between Ryan Marlin Feagle, a single man, whose post office address is 484 SW Wendy Terrace, Lake City, Florida, 32025, of the County of Florida, Grantor, to Michael J. Howard and Erin M. Howard, husband and wife, as tenants by the entirety, whose post office address is 505 Hill Street, Green Cove Springs, FL 32043, of the County of Clay, Florida, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Section 28, Township 4 South, Range 17 East: Commence at the Northwest corner of Section 28 and run South 00 degrees 01 minutes 19 seconds West, 45.51 feet to the South right of way line of State Road No. 242; thence North 89 degrees 04 minutes 35 seconds East, 362.98 feet along said South right of way line to the Point of Beginning; thence North 89 degrees 04 minutes 35 seconds East still along said South right of way, 152.74 feet; thence South 05 degrees 04 minutes 46 seconds West, 208.80 feet; thence South 89 degrees 12 minutes 23 seconds East, 208.80 feet; thence South 05 degrees 04 minutes 46 seconds West, 152.84 feet; thence South 89 degrees 12 minutes 23 seconds West, 359.58 feet; thence North 04 degrees 45 minutes 48 seconds East, 361.97 feet to the Point of Beginning.

All lying and being in Columbia County, Florida.

**Grantor warrants** that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 484 SW Wendy Terrace, Lake City, FL 32025.

**Together with all the tenements, hereditaments and appurtenances thereto** belonging or in anywise appertaining.

**Subject to** taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

Ryan Marlin Feagle  
Ryan Marlin Feagle

Cheryl E Beaty  
WITNESS  
PRINT NAME Cheryl E Beaty

Lisa L Gibson  
WITNESS  
PRINT NAME: Lisa L Gibson

201 Parshley St SW  
Live Oak, Florida 32064  
WITNESS 1 ADDRESS

201 Parshley St SW  
Live Oak, Florida 32064  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2025, by Ryan Marlin Feagle, ☐ who is/are personally known to me or ☒ who has/have produced Florida Driver License as identification.

Cheryl E Beaty  
Signature of Notary Public

Cheryl E Beaty  
Print, Type/Stamp Name of Notary

