

**This Instrument Prepared by & return to:**  
Name: **MORRIS LAMAR MARKHAM**  
Address: **245 SW PARKER LANE**  
**LAKE CITY, FL. 32024**

Inst: 202012005578 Date: 03/09/2020 Time: 3:39PM  
Page 1 of 2 B: 1407 P: 1273, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: PT  
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel I.D. #: P/O

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS LIFE ESTATE DEED** Made the 6<sup>th</sup> day of **MARCH, A.D. 2020**, by **EUNICE JOHNSON, SINGLE**, hereinafter called the grantor, to **EUNICE JOHNSON, SINGLE**, whose post office address is **12201 SE CR 245, LULU, FL. 32061**, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO MORRIS LAMAR MARKHAM whose post office address is **245 SW PARKER LANE, LAKE CITY, FL. 32024**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

**SEE "EXHIBIT A"**

**LEGAL PROVIDED BY GRANTOR.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME.**

**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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2020.

**In Witness Whereof**, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Brandi Brown  
Witness Signature

**BRANDI BROWN**

Printed Name

Patricia Lang  
Witness Signature

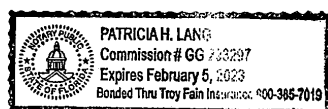
**PATRICIA LANG**

Printed Name

Eunice Johnson L.S.  
**EUNICE JOHNSON**  
**12201 SE C.R. 245**  
**LULU, FL. 32061**

**STATE OF FLORIDA**  
**COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of **MARCH, 2020**, by **EUNICE JOHNSON**, who is known to me or who has produced Driver's License as identification.



Patricia Lang  
Notary Public  
My commission expires 2-5-23

**"EXHIBIT A"**

**A SKETCH OF A TRACT OF LAND LYING IN SECTION 25 TOWNSHIP 5 SOUTH RANGE 17 EAST COLUMBIA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25 TOWNSHIP 5 SOUTH RANGE 17 EAST,; THENCE S 86°57'00" W, ALONG SOUTH LINE OF SAID 25 A DISTANCE OF 279.88' TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 245 ALSO TO THE POINT OF BEGINNING; THENCE CONTINUE S 86°57'00" W, ALONG THE SAID SOUTH LINE OF SECTION 25 A DISTANCE OF 584.88'; THENCE N 02°19'11" W, A DISTANCE OF 1309.60'; THENCE N 87°34'21" E, A DISTANCE OF 170.75'; THENCE N 87°47'12" E, A DISTANCE OF 305.15'; TO THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 245 THENCE S 07°06'06" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1306.71' TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 15.91 ACRES, MORE OR LESS. ALSO BEING A PART OF THOSE LANDS DECRIBED IN WD 1226-1046 LIFE ESTATE.**

**AND**

**A SKETCH OF A TRACT OF LAND LYING IN SECTION 25 TOWNSHIP 5 SOUTH RANGE 17 EAST AND SECTION 30 TOWNSHIP 5 SOUTH RANGE 18 EAST ALL BEING AND LYING IN COLUMBIA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SW CORNER OF SECTION 30 TOWNSHIP 5 SOUTH RANGE 18 EAST,; THENCE N 02°16'15" W, ALONG SAID WEST LINE OF SECTION 30, A DISTANCE OF 1708.95'; THENCE S 89°24'56" E, A DISTANCE OF 17.04' TO THE POINT OF BEGINNING; THENCE N 03°15'25" W, A DISTANCE OF 127.27'; THENCE S 90°00'00" W, A DISTANCE OF 351.80' TO THE EASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 245; THENCE S 07°03'45" E, ALONG SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 245, A DISTANCE OF 124.51'; THENCE S 89°24'56" E, A DISTANCE OF 343.74' TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 1.0 ACRES, MORE OR LESS. ALSO BEING A PART OF LANDS AS DESCRIBED IN OR BOOK 439 PAGE 590 AND OR BOOK 1016 PAGE 2857.**

**AND**

**A TRACT OF LAND LYING IN SECTION 30 TOWNSHIP 5 SOUTH RANGE 18 EAST COLUMBIA COUNTY FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.**

**COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30 TOWNSHIP 5 SOUTH RANGE 18 EAST,; THENCE N 02°16'15" W, ALONG WEST LINE OF SAID SECTION 30 A DISTANCE OF 1708.95'; THENCE N 89°53'54" E, A DISTANCE OF 17.04' TO THE POINT OF BEGINNING; THENCE N 89°53'54" E, A DISTANCE OF 842.40'; THENCE N 01°47'32" W, A DISTANCE OF 390.33'; THENCE S 89°53'54" W, A DISTANCE OF 852.39'; THENCE S 03°15'25" E, A DISTANCE OF 390.75' TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 7.59 ACRES, MORE OR LESS. ALSO BEING A PART OF THOSE LANDS AS DESCRIBED IN (WD 1226-1046 LIFE ESTATE)**