

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12184

Inst: 202312006315 Date: 04/12/2023 Time: 9:46AM
Page 1 of 3 B: 1488 P: 383, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 1918.00

Warranty Deed

This Warranty Deed is executed this 11 day of April, 2023 by Norman B. Atkinson and Elizabeth A. Atkinson, Husband and Wife, whose address is 541 Southeast Rosewood Circle Lake City, FL 32025, hereinafter called the grantor, to Tricia Lynn and Linda Jane Beckland, as Joint Tenants With Right of Survivorship, whose address is 155 NW NYE Hunter Dr, Lake City, FL 32055, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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:



Witness

Madison Williams

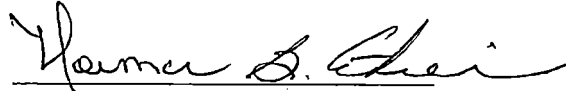
Printed Name



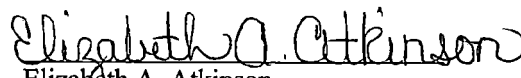
Witness

Macy McRae

Printed Name



Norman B. Atkinson



Elizabeth A. Atkinson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of April, 2023, by Norman B. Atkinson and Elizabeth A. Atkinson, Husband and Wife.



Signature of Notary Public

Print, Type Stamp Name of Notary

Personally Known: _____ OR Produced Identification: 2

Type of Identification

Produced: DL



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

Exhibit "A"

BEGIN at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 1, Township 3 South, Range 16 East, Columbia County, Florida, and run thence South 89°08'30" West along the South line of said NW 1/4 of the NE 1/4, 344.64 feet to the center line of a paved road; thence run North 0°35'30" East along said center line, 568.89 feet to the intersection of the center line of Rivers Road; thence run South 77°58' East along said center line, 343.28 feet to the East line of said NW 1/4 of the NE 1/4; thence run South 0°20'30" East along said East line, 492.25 feet to the POINT OF BEGINNING. Said lands being a part of the SE 1/4 of the NW 1/4 of the NE 1/4, Section 1, Township 3 South, Range 16 East. LESS AND EXCEPT the road right-of-way on the West side thereof and LESS AND EXCEPT the right-of-way of Rivers Road on the North side thereof.