

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-4349VB  
Parcel Identification No 05-3S-16-01999-000

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

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

**This indenture made the 4th day of March, 2021 between Marilyn Joyce Quigley, Individually and as Trustee of Marilyn Joyce Quigley Revocable Trust Dated May 23, 2011, whose post office address is 171 NW Leonia Way, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantor, to Angela Watson, a Single Woman, whose post office address is PO Box 3761, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantee:**

**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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

**TOWNSHIP 3 SOUTH, RANGE 16 EAST**

**SECTION 5:** Commence at the Northeast corner of the Southwest Quarter of the Northwest Quarter of Section 5, Township 3 South, Range 16 East, Columbia County, Florida, and run thence S 89 degrees 53 minutes W, along the North line of said Southwest Quarter of the Northwest Quarter, 210.0 feet for a point of beginning, thence S 17 degrees 15 minutes W, 290.7 feet to the Northerly line of State Road No. S-250, thence N 59 degrees 40 minutes W along the Northerly line of State Road No. S-250, 547.64 feet to said North line of the Southwest Quarter of the Northwest Quarter, thence N 89 degrees 53 minutes E, along said North line of the Southwest Quarter of the Northwest Quarter, 559.33 feet to the Point of Beginning.

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

**Subject to** taxes for 2021 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 Grantee 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:*

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz  
Kan Cook  
WITNESS  
PRINT NAME: Kansas Albarn

Marilyn Joyce Quigley Revocable Trust Dated May 23, 2011

By Marilyn Joyce Quigley  
Marilyn Joyce Quigley, Individually and as Trustee

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of March, 2021, by Marilyn Joyce Quigley, Individually and as Trustee of Marilyn Joyce Quigley Revocable Trust Dated May 23, 2011, who is/are personally known to me or has/have produced FL Drivers License as identification.

Valarie Benz  
Signature of Notary Public

