

This Instrument Prepared by:
T. Buckingham Bird, Esq.
P.O. Box 247
170 N. Waukeenah Street
Monticello, Florida 32344

Return to:
T. Buckingham Bird, Esq.
170 N. Waukeenah Street
Monticello, Florida 32344

Property Appraisers Parcel Identification
(Folio) Number(s):
Grantee(s) S. S. #(s):

Inst: 202112004568 Date: 03/11/2021 Time: 2:26PM
Page 1 of 3 B: 1432 P: 932, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 1304.10

WARRANTY DEED

THIS WARRANTY DEED made and executed the 4th day of March, A.D. 2021 by
MARGARET H. PETTIGREW, Individually and as Trustee of the MARGARET HAMLIN
PETTIGREW REVOCABLE TRUST, dated November 20, 2014, conveying her separate non-
homestead lands, whose post office address is 1655 Willow Road, Monticello, Florida 32344,
hereinafter called the Grantor, to ***RICHARD S. ELLIS and MICHELE S. ELLIS, husband and***
wife, whose post office address is 75 Music Vale Road, Salem, Connecticut 06420, hereinafter called
the Grantee(s):

*(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 the Grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant,
bargain, sell, alien, remise, release, convey and confirm unto the grantee; all that certain land
situate in Columbia County, Florida, viz:***

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

***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 Grantor is lawfully seized of said
land in fee simple; that Grantor has good right and lawful authority to sell and convey said land;
that Grantor hereby fully warrant(s) 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 property
taxes accruing subsequent to December 31, 2020.***

IN WITNESS WHEREOF the day and year first above written.

Signed, sealed and delivered
in the presence of:

Jill G. Denton
Witness Signature

Jill G. Denton
(Type or Print Witness Name)

T. Buckingham Bird
Witness Signature

T. Buckingham Bird
(Type or Print Witness Name)

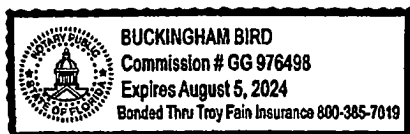
Margaret H. Pettigrew
MARGARETH. PETTIGREW, Individually
and as Trustee of the Margaret Hamlin
Pettigrew Revocable Trust, dated November
20, 2014

STATE OF FLORIDA

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or () online notarization this 4th day of March, 2021 by **Margaret H. Pettigrew, individually
and as Trustee of the Margaret Hamlin Pettigrew Revocable Trust, dated November 20, 2014**, who
is ☒ personally known to me or who () has produced _____ as identification.

(SEAL)



My Commission Expires:

T. Buckingham Bird

Notary Signature

T. Buckingham Bird

(Type or Print Notary Name)

Notary Public, State of Florida at Large

Serial No. _____

EXHIBIT "A"

PART OF THE EAST 1/2 OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼, THENCE RUN NORTH 88°48'46" EAST, A DISTANCE OF 1291.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKE JEFFREY ROAD; THENCE RUN SOUTH 58°46'52" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 78.94 FEET TO THE EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST ¼; THENCE RUN SOUTH 2°43'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 1294.39 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST ¼; THENCE RUN SOUTH 88°59'27" WEST, A DISTANCE OF 724.87 FEET; THENCE RUN SOUTH 2°43'35" EAST, A DISTANCE OF 1028.24 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW. HUNTSVILLE CHURCH DRIVE; THENCE RUN NORTH 78°35'27" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 110.69 FEET; THENCE RUN NORTH 79°44'08" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 558.07 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE RUN NORTH 2°13'57" WEST ALONG SAID WEST LINE, A DISTANCE OF 895.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST ¼; THENCE RUN NORTH 2°14'24" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST ¼, A DISTANCE OF 1333.20 FEET TO THE POINT OF BEGINNING.
CONTAINING: 55.99 ACRES MORE OR LESS