

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
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(386) 758-1880
File No 2020-3416CC

Parcel Identification No: Part of 31-3S-16-02413-001

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WARRANTY DEED

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

This indenture made the 2nd day of June, 2020 between Donald K. Joye and Phyllis W. Joye, Husband and Wife, whose post office address is **291 SW Arbor Lane, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Daniel Andrew Deas and Lisa Gwen Deas, Husband and Wife**, whose post office address is **12878 County Rd 137, Wellborn, FL 32094**, of the County of Suwannee, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA AND RUN THENCE S 05°21'00" W ALONG THE EAST LINE OF SAID SECTION 31, 475.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 05°21'00" W ALONG SAID EAST LINE, 160.29 FEET; THENCE N 88°51'58" W, 273.99 FEET; THENCE S 05°20'11" W, 159.89 FEET; THENCE S 88°51'58" E, 273.96 FEET TO THE AFORESAID EAST LINE; THENCE S 05°21'00" E ALONG SAID EAST LINE, 504.94 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE N 89°51'19" W, ALONG SAID SOUTH LINE, 890.15 FEET; THENCE N 05°23'17" E, 824.99 FEET TO THE SOUTH LINE OF HILLS OF WINDSOR, A PLANNED RURAL RESIDENTIAL DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PRRD BOOK 1, PAGES 1 THROUGH 3, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 88°51'58" E, ALONG SAID SOUTH LINE, 889.61 FEET TO THE POINT OF BEGINNING. SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR SW THOMAS TERRACE ALONG THE EAST SIDE THEREOF AND SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.


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


And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

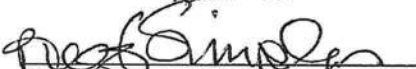
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

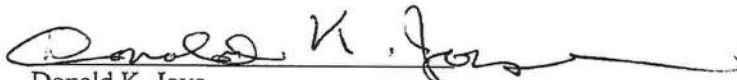
*Signed, sealed and delivered
in our presence:*


WITNESS Robert Stewart


WITNESS Regina Simpkins


WITNESS Robert Stewart


WITNESS Regina Simpkins


Donald K. Joye


Phyllis W. Joye

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 2 day of June, 2020, Donald K. Joye and Phyllis W. Joye, who is/are personally known to me or has/have produced Driver's License as identification.


Signature of Notary Public Robert S. Stewart

