

Prepared by and return to:
VIRGINIA E. MCCORMAC

Community Title, LLC
175 NW 138th Ter., Ste. 100
Newberry, FL 32669
352-331-0817
File Number: CT-18-1348

Parcel Identification No. 32-6S-16-04016-002

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 25th day of July, 2018 between Michael W. Davis and Lisa G. Davis, husband and wife whose post office address is 121 E 13th St, Saint Cloud, FL 34769 of the County of Osceola, State of Florida, grantor*, and John Nicewonger and Melanie Nicewonger, husband and wife whose post office address is 26110 Meadow Breeze Ln, Leesburg, FL 34748 of the County of Lake, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

A part of the Southwest 1/4 of Section 32, Township 6 South, Range 16 East, more particularly described as follows:

Commence at the Southwest corner of said Southwest 1/4 and run N 2 deg 20' 17" W, along the West line thereof, 22.00 feet to a point on the North right of way line of Wilson Springs Road; said point being the point of beginning; thence continue N 2 deg 20' 17" W 1295.22 feet to the Northwest Corner of the Southwest 1/4 of said Southwest 1/4; thence N 87 deg 25'21" E along the north line thereof, 766.11 feet; thence S 5 deg 29'13" E, 269.74 feet; thence S 3 deg 34' 10" E, 527.47 feet; thence S 3 deg 43'07" E, 506.82 feet to a point on the North right of way line of said Wilson Springs Road; said point being on a curve concave to the South, having a radius of 898.44 feet, a central angle of 7 deg 12'31", a chord bearing of N 88 deg 53'18" W and a chord distance of 112.96 feet; thence Northwesterly along the arc of said curve an arc distance of 113.04 feet; thence S 87 deg 30'26" W along the North right of way line of said Wilson Springs Road 691.71 feet to the point of beginning. Columbia County, Florida.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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 Name: Cynthia T. Patituccio

Michael W. Davis

Witness Name: Monica L. Bala

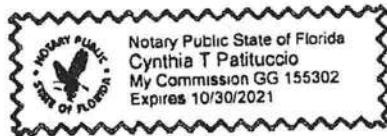
Lisa G. Davis

State of Florida

County of Osceola

The foregoing instrument was acknowledged before me this 24 day of July, 2018 by Michael W. Davis and Lisa G. Davis, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Cynthia T. Patituccio

My Commission Expires: 10/30/21