

Prepared by and return to:

T. Bentley
Dixie Title Services, LLC
167 Northeast 351 Highway
Cross City, FL 32628

File No DTS241022

Consideration \$64,000.00

Parcel Identification No 00-00-00-01218-000

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WARRANTY DEED

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

This indenture made the 1st day of November, 2024 between David MacDonald and Stefanie MacDonald, husband and wife, whose post office address is 6580 Northwest 55th Street, Bell, FL 32619, of the County of Gilchrist, Florida, Grantor, to Elizabeth A. Baillie, whose post office address is 338 Southeast Hubble Street, Lake City, FL 32025, of the County of Columbia, 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 County, Florida, to-wit:

Lot 74, Section 25, more particularly known as Lot 94, Unit 19 of 3 Rivers Estates, Inc., said Unit 19 better described as follows: Commence at the Southwest corner of Section 24, Township 6 South, Range 15 East, Columbia County, Florida, and run South 65 degrees 52 minutes East Lambert Grid Bearing 531.32 feet for a Point of Beginning; thence run North 28 degrees 01 minutes West, 3693.12 feet; thence South 84 degrees 44 minutes 20 seconds East, 117.83 feet; thence South 32 degrees 35 minutes 50 seconds East, 187.97 feet; thence South 53 degrees 23 minutes 20 seconds East, 1755.29 feet; thence South 28 degrees 01 minutes East, 5021.26 feet; thence South 61 degrees 50 minutes West, 866 feet; thence North 28 degrees 01 minutes West, 3166 feet to the Point of Beginning. Being a part of Sections 23, 24 and 25, Township 6 South, Range 15 East, Columbia County, Florida.

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

Subject to taxes for 2024 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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:



David MacDonald

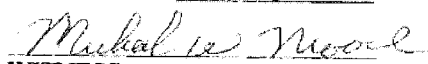


Stefanie MacDonald



WITNESS

PRINT NAME: Jane E Moore



WITNESS

PRINT NAME: Michael W Moore

2600 NW 30th St

Bell, FL 32619

WITNESS 1 ADDRESS

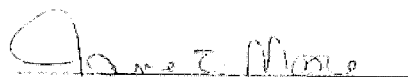
2600 NW 30th St

Bell, FL 32619

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF GILCHRIST

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of October, 2024, by David MacDonald and Stefanie MacDonald.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: FL DL

