

Prepared by & return to:
Charles & Vicki Oden
5110 NW Birley Avenue
Lake City, Florida 32024

Inst: 202312021938 Date: 11/21/2023 Time: 10:18AM
Page 1 of 2 B: 1503 P: 727, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel ID #

WARRANTY DEED

This Warranty Deed, Executed this 20 day of November, 2023, by Charles D. Oden, and his wife, Vicki L. Oden, whose address is 5110 NW Birley Avenue, Lake City, Florida 32024, hereinafter called the GRANTORS, to Frederick DeLoach, and his wife, Kerrie DeLoach, whose address is 9566 NW 212th Street, Starke, Florida 32091, hereinafter called the GRANTEES:

(wherever used herein the terms "Grantors" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

(**Note: This instrument is transferring title of the property described herein directly from parents (GRANTORS) to daughter and son-in-law (GRANTEES)**)

Witnesseth, That the said Grantors, for and in consideration of the sum of **\$10.00**, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in the **County of Columbia, State of Florida, viz:**

A PART OF THE SOUTH ½ OF THE NORTH ½ OF THE SE ¼ OF THE SW ¼ OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AS LIES WEST OF SW BIRLEY AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NW CORNER OF SE ¼ OF SW ¼ SAID SECTION 20, AND RUN S.01°54'55"E., 337.87 FEET TO THE POINT OF BEGINNING; THENCE N.87°48'32"E., 417.22 FEET; THENCE S.01°56'39"E., 337.15 FEET; THENCE S.87°47'35"W., 417.39 FEET TO THE SW CORNER OF SAID SOUTH ½ OF NORTH ½ OF SE ¼ OF SW ¼; THENCE N.01°54'55"W., 337.87 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES AS LIES 30.00 FEET TO THE RIGHT (SOUTH) OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE NW CORNER OF SE ¼ OF SW ¼, SECTION 20, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°54'55"E., 337.87 FEET; THENCE N.87°48'32"E., 417.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.87°48'32"E., 843.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW BIRLEY AVENUE AND TO THE POINT OF TERMINATION OF SAID LINE.

Being a part and piece of the same property conveyed to Charles D. Oden, and his wife, Vicki L. Oden by deed from Leon Mcleod, and his wife, Rosalie V, Mcleod, dated January 13, 2017, recorded in book 1330, page 681, among the official land records of Columbia County, Florida.

This deed is given subject to all easements and reservations of record.

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 Grantors hereby covenants with said grantees that the Grantors is lawfully seized of said
land in fee simple; that the Grantors have good right and lawful authority to sell and convey said
land, and hereby warrants 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 taxes accruing
subsequent to December 31, 2022.

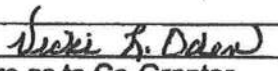
In Witness Whereof, the said Grantors have signed and sealed these presents the day and year
first above written.

Signed, sealed, and delivered in the presence of:


Witness Signature as to Grantor

Charles D. Oden, Grantor
5110 SW Birley Avenue
Lake City, Florida 32024

Charles D. Oden
Printed Name

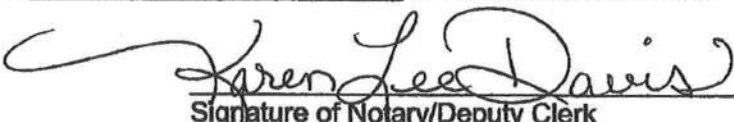

Witness Signature as to Co-Grantor

Vicki L. Oden, Co-Grantor
5110 SW Birley Avenue
Lake City, Florida 32024

Vicki L. Oden
Printed Name

STATE OF FLORIDA-COUNTY OF

The foregoing instrument was acknowledged before me this 20 day of
November, 2023, by Charles & Vicki Oden, who is
personally known to me or has produced _____ as identification and who
did/did not take an oath.


Signature of Notary/Deputy Clerk
Karen Lee Davis
Printed Name

