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Inst: 202112018741 Date: 09/17/2021 Time: 9:58AM
Page 1 of 3 B: 1447 P: 1453, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED made this 28th day of March, 2018 between Velva Sharpes Rowan, an unremarried widow, (the "Grantor"), whose mailing address is 3746 Peacock Dr., Melbourne FL 32904, and Stuart E. Rowan and Teri Stricklin Rowan, husband and wife, as tenants by the entireties, (the "Grantees") whose mailing address is 3759 Peacock Dr., Melbourne FL 32904.

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to it in hand paid by the Grantees, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release convey and confirm unto Grantees the real property (the "Property") located in Columbia County, Florida, and more particularly described as follows:

In Section 22, Township 3 South, Range 16 East, Columbia County, Florida:

The Southwest 1/4 of the Northeast 1/4, less the East 350 feet, lying North and West of a creek.

AND

That part of the Northeast 1/4 of the Northeast 1/4, lying South and West of the Southwesterly Right-of-Way line of County Road No. 250 (Lake Jeffery Road), less and except that part within the maintained Right-of-Way of Nash Road across the Northerly line thereof.

AND

The Northwest 1/4 of the Northeast 1/4, less and except the North 335 feet of the West 682.50 feet thereof, also less and except that part within the maintained Right-of-Way of Nash Road across the Northerly line thereof.

AND

A parcel of land lying North of Scenic Lake Drive; East of Lot 10, Woodborough Phase 6, a subdivision recorded in Plat Book 6, Page 126; West of Lot 9, Woodborough Phase 6; and South of the Westerly extension of the North line of Lot 9, Woodborough Phase 6.

AND

COMMENCE at the intersection of the East line of Section 22, Township 3 South, Range 16 East, Columbia County, Florida and the Northerly Right-of-Way line of Scenic Lake Drive and run North 00°42'06" East along said East line of Section 22 a distance of 300.16 feet to the POINT OF BEGINNING; thence South 88°50'40" West along the North line of Woodborough Phase 5, a subdivision recorded in Plat Book 6, Page 107 of the Public Records of Columbia County, Florida, a distance of 144.57 feet to the Northwest corner of said Woodborough Phase 5, being also the Northeast corner of Woodborough Phase 6, a subdivision recorded in Plat Book 6, Page 126 of the Public Records of Columbia County, Florida; thence South 88°30'22" West along the North line of Woodborough Phase 6 a distance of 591.62 feet; thence North 00°05'46" East a distance of 1.67 feet to the Northeast corner of Lot 10 of said Woodborough Phase 6; thence South 88°30'22" West a distance of 178.07 feet; thence South 76°32'50" West a distance of 271.88 feet; thence South 46°31'38" West a distance of 246.68 feet to a point on the East line of the East 350 feet of the West 1/2 of the Northeast 1/4 of Section 22; thence continue South 46°31'38" West a distance of 45 feet, more or less to a point on the Northerly bank of a creek; thence Northwesterly and Westerly along said Northerly bank of a creek a distance of 382 feet, more or less to a point on the West line of the East 350 feet of the West 1/2 of the Northeast 1/4 of Section 22; thence North 00°17'33" East along said West line of the East 350 feet of the West 1/2 of the Northeast 1/4 of Section 22 a distance of 524.00 feet; thence North 89°39'15" East along the North line of the Southwest 1/4 of the Northeast 1/4 of Section 22 a distance of 357.05 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 22; thence continue North 89°39'15" East along the North line of said Southeast 1/4 of the Northeast 1/4 of Section 22 a distance of 1357.68 feet to a point on the East line of Section 22, Township 3 South, Range 16 East, Columbia County, Florida; thence South 00°42'06" West along said East line of Section 22 a distance of 292.77 feet to the POINT OF BEGINNING.

ALTOGETHER Containing 115.56 acres, more or less.

SUBJECT TO all easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, real estate taxes for the year 2018 and all subsequent years, and all existing governmental building, zoning, environmental and other governmental regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

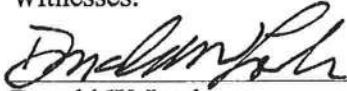
TO HAVE AND TO HOLD the same in fee simple forever.

At the request of the Grantor, this instrument has been prepared without a title search or a survey, and the legal description was supplied by the Grantor, and the preparer of this instrument assumes no liability for the state of the title or any inaccuracy in the legal description.

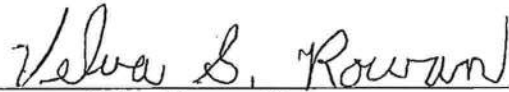
AND THE GRANTOR hereby covenants with the Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Witnesses:



Donald W. Lock



Grantor: Velva Sharpes Rowan

Address: 3746 Peacock Dr.

Melbourne FL 32904



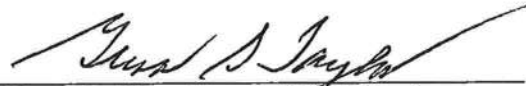
Gwenell Platt Lock

ACKNOWLEDGMENT

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me on the 28th day of March, 2018 by Velva Sharpes Rowan who produced a Florida Driver's License as identification.





Notary Public - State of Florida
Glenn S. Taylor