

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-4367VB

Parcel Identification No 23-4S-16-03096-005

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## WARRANTY DEED

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

**This indenture** made the **5<sup>th</sup> day of March, 2021** between **TROY M. HOLLINGSWORTH AND TARA L. HOLLINGSWORTH, HUSBAND AND WIFE**, whose post office address is 236 SW Wings Terrace, Lake City, Fl, of the County of Columbia County, FL. Grantor, to **ADAM M. JONES AND TARA P. JONES, HUSBAND AND WIFE**, whose post office address is 442 SW Tunsil Street, Lake City, FL 32024, of the County of Columbia, FL, Grantees:

**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 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:

A part of the NE 1/4 of the NW 1/4 of Section 23, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the NW 1/4 of said Section 23, and run thence N 02°06'23" W, along the East line of said NE 1/4 of NW 1/4, 415.40 feet; thence S 87°59'13" W, 210.03 feet; thence N 02°00'55" W, 298.58 feet; thence N 02°00'17" W, 629.43 feet to the North line of said NW 1/4; thence S 88°24'17" W, along said North line, 30.11 feet; thence S 01°58'07" E, 630.34 feet; thence S 02°07'07" E, 711.95 feet to the South line of said NE 1/4 of the NW 1/4; thence N 88°18'27" E, 239.91 feet to the Point of Beginning.

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

**Subject to** taxes for 2021 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 Grantees 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**, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz  
Kaitlyn Hill  
WITNESS  
PRINT NAME: Kaitlyn Hill

Troy M. Hollingsworth  
**TROY M. HOLLINGSWORTH**  
Tara L. Hollingsworth  
**TARA L. HOLLINGSWORTH**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization this 5th day of March, 2021, by **TROY M. HOLLINGSWORTH AND TARA L. HOLLINGSWORTH**, who is/are personally known to me or has/have produced FL Drivers License as identification.

Valarie Benz  
Signature of Notary Public

