

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20370

Inst: 282512000906 Date: 01/14/2025 Time: 12:35PM
Page 1 of 3 B: 1531 P: 912, James M Swisher Jr, Clerk of Court
Columbia, County, Fl: VCM
Deputy Clerk Due Stamp Deed: 1085.00

Warranty Deed

This Warranty Deed is executed this 13 of January, 2025, by Peter W. Giebeig, Sr, a Single Person, whose address is PO Box 1384, Lake City, FL 32056, hereinafter called the grantor, to Michael J. Taylor and Suzanne Taylor, husband and wife, whose address is: 431 SE Anastasia St. Lake City, FL 32025, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

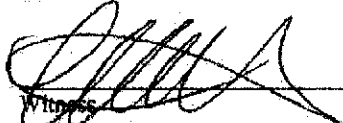
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

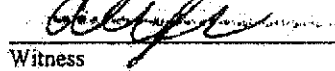
Signed, sealed and delivered in our presence:


Witness

Madison Van
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address


Witness

Amy Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 13 day of January, 2025, by Peter W. Giebeig, Sr.



Signature of Notary Public

Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN

Notary Public

State of Florida

Comm# HH520394

Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: DL

DESCRIPTION:

PARCEL "E" OF "441 NORTH", AN UNRECORDED SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 1 SOUTH; RANGE 17 EAST, HAMILTON COUNTY, FLORIDA AND RUN THENCE S.88°14'57"W., 1042.19 FEET; THENCE S.17°14'10"E., 55.36 FEET TO THE SOUTHERLY EDGE OF A COUNTY MAINTAINED ROAD; THENCE CONTINUE S.17°14'10"E., 753.40 FEET TO THE POINT OF BEGINNING; THENCE N.77°31'53"W., 689.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #441; THENCE S.17°15'12"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1254.20 FEET; THENCE N.89°40'43"E., 651.53 FEET TO THE WESTERLY EDGE OF A COUNTY MAINTAINED ROAD, NE NEEDMORE ROAD; THENCE RUN ALONG THE EDGE OF SAID ROAD A CHORD BEARING AND DISTANCE OF N.20°03'20"E., 100.00 FEET, MORE OR LESS; THENCE CONTINUE ALONG SAID EDGE OF ROAD A CHORD BEARING AND DISTANCE OF N.30°49'51"E., 308.05 FEET, MORE OR LESS; THENCE N.38°19'21"W., 875.53 FEET TO THE POINT OF BEGINNING. CONTAINING 20.05 ACRES, MORE OR LESS.