

COLUMBIA COUNTY

Property Appraiser

Parcel 31-3S-16-02418-006 <https://search.ccpafl.com/parcel/02418006163S31>

573 SW GUNTHER CT

Owners

THOMAS STEPHEN RHETT
497 SW GUNTHER CT
LAKE CITY, FL 32024

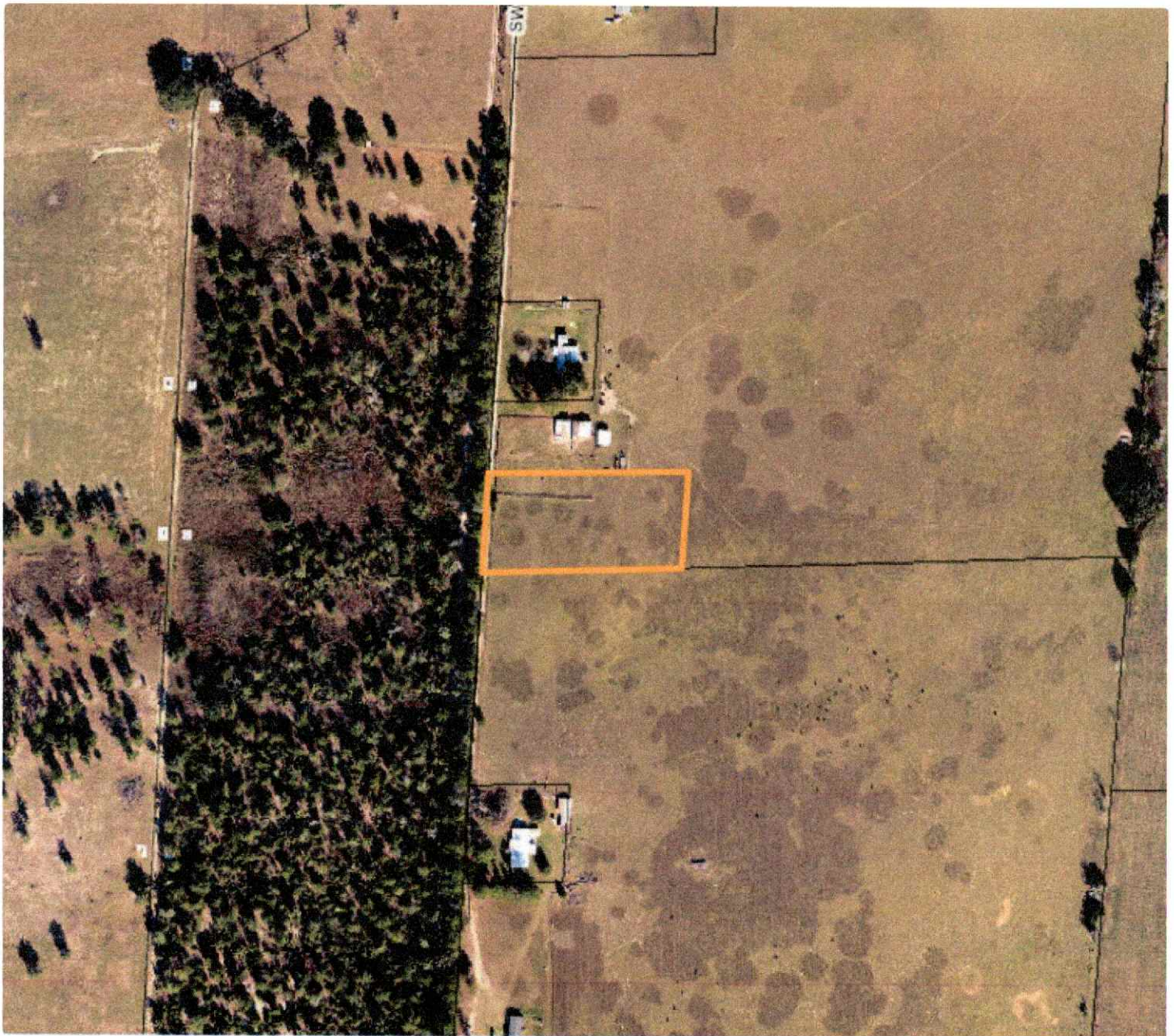
Use: 6200: PASTURE CLS33

Subdivision: DIST 3

Legal Description

BEGIN AT SW COR OF NW 1/4 OF SE 1/4, E 419 FT, N 209.75 FT, W 419 FT, S 209.75 FT TO POB.

332 593, 757-1645, 871-811, QC 1527-270,
QC 1527-331,



Return to: 241628

BARRY R. CHAPMAN
504 N. PATTERSON ST.
VALDOSTA, GA. 31601

THIS INSTRUMENT PREPARED BY:

BARRY R. CHAPMAN
504 N. PATTERSON ST.
VALDOSTA, GA. 31601

Inst: 202412025182 Date: 11/22/2024 Time: 3:21 PM
Page 1 of 1 B: 1528 P: 301, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED

THIS INDENTURE,

made this 21st day of November, A.D. 2024, between TERRY ALVA THOMAS of Columbia County, Florida, party of the first part (Grantor), and STEPHEN RHETT THOMAS AND RACHEL BROOKE THOMAS, husband and wife, of 497 SW Gunther Court, Lake City, Florida, 32024, party of the second part,

Witnesseth that the said party of the first part, for and in consideration of Love and Affection and other valuable consideration, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part their heirs and assigns forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to wit:

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT MARKING THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE N 89 DEG 12' 20" E, ALONG THE MONUMENTED SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4, A DISTANCE OF 419.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N 04 DEG 06' 30" 209.75 FEET E TO A 5/8" IRON ROD, LS 4706; THENCE S 89 DEG 12' 20" W 419.00 FEET TO A 5/8" IRON ROD LS 4703 ON THE MONUMENTED WEST LINE OF SAID NW 1/4 OF THE SE 1/4; THENCE S 04 DEG 06' 29" W 209.75 FEET TO THE POINT OF BEGINNING.

Grantor warrants that at the time of this conveyance the subject property is vacant land and not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness - (Print Name) Carl Starnes
Address: 3201 US Hwy 90 W
Valdosta GA 31601

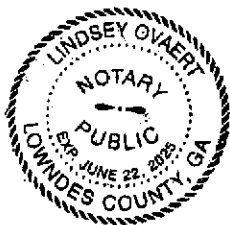
Witness - (Print Name) Barry R. Chapman
Address: 504 N. Patterson St
Valdosta, GA 31601

Terry Alva Thomas
TERRY ALVA THOMAS

STATE OF GEORGIA
COUNTY OF LOWNDES

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TERRY ALVA THOMAS who is personally known to me or who has produced a driver's license as identification, and who executed the foregoing deed, and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Valdosta, County of Lowndes, and State of Georgia, this 21st day of November, A.D. 2024.



Lindsey Ovaert
Notary Public