

Prepared by and return to:

Jose L. Moreno
Attorney at Law
Jose L. Moreno PA
240 NW 76th Drive, Suite D
Gainesville, FL 32607
File Number: 22-140S

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Warranty Deed

This Warranty Deed made this 16 day of May, 2022 between Gary A Harmon, an unmarried widower whose post office address is 482 SW Coyote Circle, Fort White, FL 32038, grantor, and Richard Jansen, a single man whose post office address is 482 Coyote Circle, Fort White, FL 32038, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Township 5 South, Range 16 East
Section 30: Southwest 1/4 of Northwest 1/4 of Southeast 1/4, Columbia County, Florida.

Together with a perpetual non-exclusive ingress-egress easement over and across the North 30 feet of the South 1/2 of Northeast 1/4 Southeast 1/4; and over and across the South 30 feet of North 1/2 of Northeast 1/4 of Southeast 1/4 and over and across the North 30 feet of Southeast 1/4 of Northwest 1/4 of Southeast 1/4; and over and across the South 30 feet of Northeast 1/4 of Northwest 1/4 of Southeast 1/4; and over and across the East 20 feet of South 30 feet of Northwest 1/4 of Northwest 1/4 of Southeast 1/4, Columbia County, Florida.

Parcel Identification Number: 30-5s-16-03738-004

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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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:

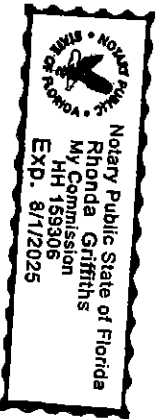

Witness Name: Rhonda Griffiths
Witness Name: Kyleigh Wright

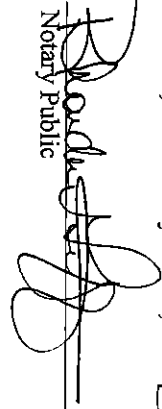
Gary A. Harmon by Jennifer Lynne Daroza
Gary A Harmon, by Jennifer Lynne Daroza
His attorney in fact
His attorney in fact

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 16th day of May, 2022 by Gary A Harmon, by Jennifer Lynne Daroza, his attorney in fact, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____