

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 2021-4363KP

Parcel Identification No 27-5S-17-09418-101

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of March, 2021 between Patrick Brooke and Mary Jane Brooke, Husband and Wife, whose post office address is **1359 Malverne Avenue, Jacksonville, FL 32211**, of the County of Duval, State of Florida, Grantors, to **Andy Jay Short, a Married Man**, whose post office address is **22729 NW 77th Ave, Raiford, FL 32083**, of the County of Union, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 5 South, Range 17 East, Columbia County, Florida, run thence South 89 degrees 54 minutes 04 seconds East along the North line of Southwest 1/4 of Northwest 1/4 of Section 26, Township 5 South, Range 17 East, Columbia County, Florida, 183.76 feet; thence South 49 degrees 10 minutes 25 seconds West 669.46 feet to a point on the Northerly right of way line of State Road No. 349; thence North 40 degrees 49 minutes 35 seconds West along said right of way line, 113.69 feet to a Point of Curve of a curve to the left having a radius of 994.93 feet and an included angle of 29 degrees 31 minutes 55 seconds; thence run Northwesterly along the arc of said curve an arc distance of 512.81 feet; thence North 14 degrees 12 minutes 55 seconds West 71.92 feet to the North line of said Southeast 1/4 of Northeast 1/4; thence South 89 degrees 42 minutes 08 seconds East 833.24 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Kelly L. Pearce

WITNESS

PRINT NAME: Kelly L. Pearce

Patrick Brooke

Patrick Brooke

Susan B. Weirich

WITNESS

PRINT NAME: Susan B. Weirich

Kelly L. Pearce

WITNESS

PRINT NAME: Kelly L. Pearce

Mary Jane Brooke

Mary Jane Brooke

Susan B. Weirich

WITNESS

PRINT NAME: Susan B. Weirich

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 29 day of March, 2021, Patrick Brooke and Mary Jane Brooke, who are personally known to me or have produced FL DVL as identification.

Kelly L. Pearce

Signature of Notary Public

