

BSG:dbb
1022.01-21-005
01/12/2021

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has
not been provided with a survey to
show the quantity of lands included,
or the location of the boundaries and
has prepared this document without
the benefit of a survey.

REC. 27.00
DOC. 651.00
INT. 2
INDEX 2
CONSIDERATION 10.00

Inst: 202112000977 Date: 01/21/2021 Time: 10:54AM
Page 1 of 3 B: 1428 P: 1362, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 651.00

WARRANTY DEED

THIS WARRANTY DEED made and executed the 13th day of January, 2021,
by **HOPEFUL BAPTIST CHURCH, INC.**, a Florida non-profit corporation, and having its
principal place of business at 289 S. E. Hopeful Drive, Lake City, Florida 32025, hereinafter
called the Grantor, to **DENISE M. RIOS and FIDEL A. OLEA**, as joint tenants with right of
survivorship, whose mailing address is 688 Pettal Mist Lane, Brooksville, Florida 34604,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by
these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto
the Grantee, all that certain land situate in Columbia County, Florida, viz:

PARCEL D

Section 30: Commence at the Southeast Corner of the NE 1/4 of the NE 1/4
of Section 30, Township 3 South, Range 16 East, Columbia County, Florida,
and run N 88°47' 55" W 1750.11 feet; thence S 00°56' 27" W 2361.66 feet
for a Point of Beginning; thence N 75°01'39" W 661.00 feet; thence S 00°56'
27" W 680.00 feet; thence S 75°01' 39" E 661.00 feet; thence N 00°56'27"
E 680.00 feet to the POINT OF BEGINNING.
LESS AND EXCEPT RIGHT OF WAY OF U.S. HIGHWAY NO. 90.

TAX PARCEL #: 30-3S-16-02398-201

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

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 it has good right and lawful authority to sell and convey said land; that it 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, 2020.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

HOPEFUL BAPTIST CHURCH, INC.

Loretta S. Steinmann

Witness
Loretta S. Steinmann

(print/type name)

Delores B. Brannen

Witness

Delores B. Brannen
(print/type name)

By: James R. Harden

JAMES R. HARDEN
President

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of January, 2021, by JAMES R. HARDEN, as President, of HOPEFUL BAPTIST CHURCH, INC., a Florida non-profit corporation, on behalf of said corporation, who is personally known to me or has produced MR as identification.

Delores B. Brannen
Notary Public, State of Florida

(NOTARIAL
SEAL)

Delores B. Brannen
(print/type name)

My commission expires:

