

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6982VB

Parcel Identification No Parent Parcel 18-4S-17-08481-002

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WARRANTY DEED

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

This indenture made the 9 day of June, 2023 between **Juliana Moore, a Single Woman**, whose post office address is **432 SW Hudson Lane, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Richard Flouton and Lisa Flouton, Husband and Wife**, whose post office address is **340 Arrowhead Terrace, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Begin at the Southeast corner of Northeast 1/4 of Southeast 1/4, Section 18, Township 4 South, Range 17 East, Columbia County, Florida and run thence South 88 degrees 30 minutes 00 seconds West, along the South line of Northeast 1/4 of Southeast 1/4, a distance of 577.00 feet; thence North 00 degrees 10 minutes 48 seconds West, 262.00 feet; thence North 88 degrees 30 minutes 09 seconds East, 566.78 feet to a point on the East line of said Section 18; thence South 02 degrees 24 minutes 54 seconds East, along said East line of Section 18, a distance of 261.94 feet to the Point of Beginning.

Together with an easement for ingress and egress more particularly described as follows:

Commence at the Southeast corner of Northeast 1/4 of Southeast 1/4, Section 18, Township 4 South, Range 17 East, Columbia County, Florida and run thence South 88 degrees 30 minutes 00 seconds West, along the South line of Northeast 1/4 of Southeast 1/4 a distance of 577.00 feet; thence North 00 degrees 10 minutes 48 seconds West, 262.00 feet to the Point of Beginning; thence continue North 00 degrees 10 minutes 48 seconds West, 455.52 feet; thence South 88 degrees 15 minutes 28 seconds West, 200.00 feet; thence North 00 degrees 09 minutes 32 seconds West, 60.00 feet; thence North 88 degrees 02 minutes 28 seconds East, 200.00 feet; thence South 87 degrees 55 minutes 48 seconds East 29.77 feet; thence South 00 degrees 09 minutes 54 seconds East, 515.12 feet; thence South 88 degrees 30 minutes 09 seconds West 30.01 feet to the Point of Beginning.

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

appertaining.

Subject to taxes for 2023 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:*

Melissa Stokes
WITNESS
PRINT NAME: Melissa Stokes

Juliana Moore
Juliana Moore

Lacey McCarthy
WITNESS
PRINT NAME: Lacey McCarthy

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 9 day of June, 2023, Juliana Moore, who is/are personally known to me or has/have produced DL as identification.

Melissa Stokes
Signature of Notary Public

