

PREPARED BY & RETURN TO:

Name: CLEVELAND LEONARD ENGLISH

Address: 634 SW DOCKERY LN.
LAKE CITY, FL 32024

Parcel ID No.: 03-5S-16-03456-001

Inst: 202212020703 Date: 10/28/2022 Time: 3:16PM
Page 1 of 1 B: 1478 P: 725, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 28th day of OCTOBER, 2022, by **CLEVELAND ENGLISH and SHIRLEY ENGLISH, HUSBAND AND WIFE**, hereinafter called the Grantors, to **CLEVELAND LEONARD ENGLISH AND CLEVELAND ENGLISH and SHIRLEY ENGLISH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 634 SW DOCKERY LN, LAKE CITY, FL 32024, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

SW CORNER NW ¼, NE ¼ SECTION 3, TOWNSHIP 5 SOUTH, RANGE 16 EAST RUN NORTH ALONG WEST LINE OF THE SAID NE ¼, RUN 73.92 FEET FOR A POINT OF BEGINNING. THENCE, CONTINUE NORTH ALONG THE WEST LINE OF SAID NE ¼, 539.76 FEET TO THE SOUTH LINE OF A COUNTY GRADE ROAD; THENCE SOUTH 86°45 MINUTES 50 SECONDS EAST ALONG SAID ROAD R/W LINE, 417.0 FEET; THENCE SOUTH PARALLEL TO WEST LINE OF SAID NE ¼, 508.78 FEET; THENCE SOUTH 88°58 MINUTES WEST, 416.46 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Cleveland English
Name: CLEVELAND ENGLISH
Address: 634 SW DOCKERY LN, LAKE CITY, FL 32024 L.S.

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Shirley English
Name: SHIRLEY ENGLISH
Address: 634 SW DOCKERY LN, LAKE CITY, FL 32024 L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of OCTOBER, 2022, by CLEVELAND ENGLISH and SHIRLEY ENGLISH, who are personally known to me or who have produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26