

BSG:lss  
8647.01-20-006  
2/11/2020

REC. 3552  
DOC. 402.50  
INT. 6  
INDEX 7  
CONSIDERATION 857.50 00

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.

Inst: 202012004308 Date: 02/21/2020 Time: 3:53PM  
Page 1 of 4 B: 1406 P: 450, P.DeWitt Cason, Clerk of Court Colum  
County, By: BD  
Deputy ClerkDoc Stamp-Deed: 402.50

### WARRANTY DEED

THIS WARRANTY DEED made this 18<sup>th</sup> day of February, 2020, by  
CHRISTINE ANN SWISSELM, a married person not residing on the property, but whose  
mailing address is 825 South River Drive, Apartment 108, Tempe, Arizona 85281,  
hereinafter called the Grantor, to JOEL ROWLAND and MELISSA ROWLAND, husband  
and wife, whose mailing address is 1121 Waterford Drive, Hickory, North Carolina 28602,  
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,  
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the  
Grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 11 of GODBOLD ACRES, a subdivision, according to the Plat thereof as  
recorded in Plat Book 5, Page(s) 64, of the Public Records of Columbia  
County, Florida. Less and Except additional right of way conveyed in Deed  
recorded in Book 1270, Page 2463, more particularly described as:

**SW Brim Street - Parcel 303**

Commence at the Southeast corner of Section 11, Township 4 South, Range 15 East, Columbia County, Florida and run North 01 Degree 59' East along the East line of Section 11, a distance of 34.79 feet to a point on the South line of Godbold Acres, a subdivision recorded in Plat Book 5, Page 64 of the Public Records of Columbia County, Florida; thence North 89 Degrees 15' 08" West along said South line of Godbold Acres, a subdivision recorded in Plat Book 5, Page 64 of the Public Records of Columbia County, Florida, a distance of 1.60 feet to the Southeast corner of Lot 11 of said Godbold Acres; thence North 89 Degrees 24' 29" West along the South line of said Lot 11 of Godbold Acres, a subdivision recorded in Plat Book 5, Page 64 of the Public Records of Columbia County, Florida, a distance of 219.95 feet to the Point of Beginning; thence continue North 89 Degrees 24' 29" West still along said South line of Lot 11 of Godbold Acres, a subdivision recorded in Plat Book 5, Page 64 of the Public Records of Columbia County, Florida, a distance of 204.86 feet to the Southwest corner of said Lot 11; thence North 01 Degree 21' 20" West along the West line of said Lot 11 of Godbold Acres, a subdivision recorded in Plat Book 5, Page 64 of the Public Records of Columbia County, Florida, a distance of 321.99 feet to the point of curve of a curve concave to the West having a radius of 495.35 feet and a central angle of 09 degrees 34' 28"; thence Northerly along the arc of said curve, still being said West line of said Lot 11 of Godbold Acres, a subdivision recorded in Plat Book 5, Page 64 of the Public Records of Columbia County, Florida, a distance of 82.78 feet to the Northwest corner of said Lot 11; thence South 11 Degrees 50' 03" East a distance of 276.97 feet to the point of curve of a curve concave to the Northeast having a radius of 170.00 feet and a central angle of 77 Degrees 34' 27"; thence Southeasterly along the arc of said curve a distance of 837.97 feet to the Point of Beginning. In Columbia County, Florida.

TOGETHER WITH that certain 2005 Mirage Mobile Home, VIN No. H214361G, situate thereon.

Parcel Number: 11-4S-15-00344-011

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.

N. B. The land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible resides on or adjacent to said land.

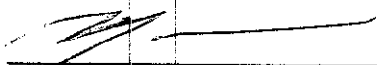
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

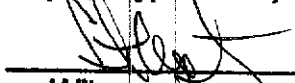
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2019.

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

Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_  
Witness  
MARISELA TORRES  
(Print/type name)

  
\_\_\_\_\_  
Witness  
Steven Compton  
(Print/type name)

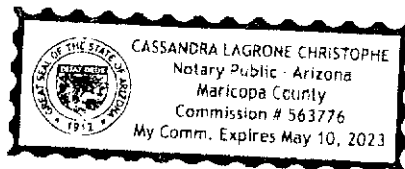
  
\_\_\_\_\_  
(SEAL)  
CHRISTINE ANN SWISSHELM

STATE OF ARIZONA

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18<sup>th</sup> day of February, 2020, by CHRISTINE ANN SWISSHELM, who is personally known to me or produced Driver's License as identification.

(NOTARIAL  
SEAL)



[Signature]  
Notary Public, State of Arizona  
May 10, 2023

My Commission Expires: