

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20041

Inst: 202512002442 Date: 02/06/2025 Time: 10:25AM
Page 1 of 3 B: 1532 P: 1939, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed is executed this 3 of February, 2025, by Melissa Raymont and Paul Owen Raymont, wife and husband, whose address is 3690 Southeast Country Club Road, Lake City, FL 32025, hereinafter called the grantor, to Melissa Raymont and Paul Owen Raymont, wife and husband, whose address is: 3690 Southeast Country Club Road, Lake City, FL 32025, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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

See Exhibit "A" attached hereto and by this reference made a part hereof

Land Use Restriction: No Mobile Home nor Modular Home shall be placed on property and/or Mobile Homes and/or Modular are prohibited from being placed on property.

The purpose of this deed is to create an estate by entirety.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

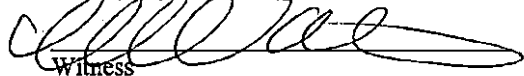
Signed, sealed and delivered in our presence:


Witness

Amy Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055



Witness Postal Address


Witness

Madison VanHofwegen
Printed Name

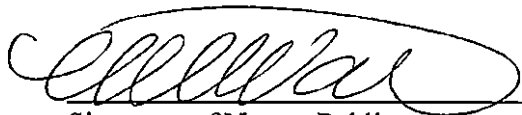
283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address


Melissa Raymont

Paul Owen Raymont

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (4) physical presence or () online notarization this 3 day of February, 2025, by Melissa Raymont and Paul Owen Raymont.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: DL

EXHIBIT "A"

COMMENCE AT THE SW CORNER OF THE SE ¼ OF THE SE ¼, OF SAID SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 89°20'28" E, ALONG THE SOUTH LINE THEREOF, 644.80 FEET TO THE SW CORNER OF LOT 1, RIVERS MANOR, UNIT 1 AS RECORDED IN PLAT BOOK 5, PAGE 139, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 00°18'09" W, ALONG THE WEST LINE OF SAID RIVERS MANOR, UNIT 1, 1618.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°18'09" W, 319.87 FEET; THENCE S 88°38'03" W 747.96 FEET TO THE EAST RIGHT OF WAY LINE OF SW BLAYLOCK COURT (A 60 FOOT ROAD); THENCE S 00°01'34" E, 1.07 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 33°23'54", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 116.58 FEET TO A POINT OF REVERSE CURVE AND A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, AN INCLUDED ANGLE OF 33°23'54", THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 151.56 FEET; THENCE S 00°16'54" E, 54.36 FEET; THENCE N 89°29'40" E, 671.81 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.