

Prepared by and return to:

Dana E. Hill, Esquire  
Hill Law Associates, PLLC  
230 Court Street SE  
Live Oak, FL 32064  
386-362-1900  
File Number: 20-467

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## Warranty Deed

This Warranty Deed made this 18<sup>th</sup> day of December, 2020 between Wendy K. Collins, a single person, whose post office address is 1824 SE Country Club Road, Lake City, FL 32025, grantor, and Terrance K. Blankenbaker and Deborah L. Blankenbaker, husband and wife, whose post office address is 3036 Lemon Terrace Drive, Wimauma, FL 33598, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of Thirty-Five Thousand and 00/100 Dollars (\$35,000.00) 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

### TRACT 'A' LARRY COOK PROPERTY

A part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 15, Township 2 South, Range 16 East, , Columbia County, Florida being more particularly described as follows:

Commence at the Southwest corner of said NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  thence run N 00°28'36" W., a distance of 614.33 feet to the Point of Beginning; thence run N 88°28'13" E., a distance of 370.89 feet; thence run N 00°56'02" W., a distance of 654.69 feet to the Southerly right-of-way line of State Road S-246 and a point of curve of a curve to the left having a radius of 1432.39 feet, an included angle of 15°52'04", a tangent length of 199.62 feet, a chord bearing of S 67°07'40" W, and a chord length of 395.42 feet; thence run along the arc of said curve and along said right-of-way line, a distance of 396.69 feet; thence S 00°28'36" E., a distance of 510.83 feet to the Point of Beginning.

Parcel Identification Number: R 01615-005

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any.

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, 2020.

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:

[Signature]  
Witness Name: Paula K. Thomas  
[Signature]  
Witness Name: Dana Edmisten Hill

[Signature]  
Wendy K. Collins

State of Florida  
County of Suwannee

The foregoing instrument was acknowledged before me by means of physical presence, this 18<sup>th</sup> day of December, 2020 by Wendy K. Collins, who, has produced FUDL as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Dana E. Hill

My Commission Expires: March 7, 2022

