

## WARRANTY DEED

This Warranty Deed made and executed the 5th day of July, 2020, by JESSICA N. WARD and CHRISTOPHER G. WARD, HER HUSBAND, conveying non-homestead property, hereinafter called the grantor, to BRENDA E. NELSON, whose post office address is 3489 SW Pinemount Road, Lake City, Florida 32024, 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 the grantor, for the consideration of the sum of Love and Affection 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

### SEE ATTACHED SCHEDULE A

Grantee is the mother of Jessica N. Ward.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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 our presence:

  
Witness: Bradley N. Dicks

  
Jessica N. Ward

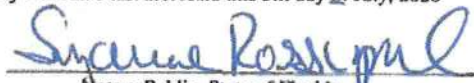
  
Witness: Albert S. Lewings, Jr.

  
Christopher G. Ward

State of Florida  
County of Columbia

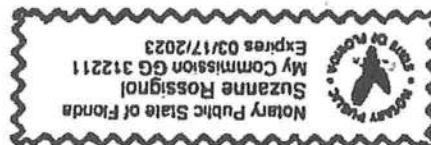
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of July, 2020

  
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks  
Address: P.O. Box 513 Lake City, FL 32056

Inst: 202012011525 Date: 07/08/2020 Time: 11:43AM  
Page 1 of 2 B: 1414 P: 2202, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk



# **SCHEDULE "A"**

**For a Deed Between  
Jessica N. Ward and Christopher G. Ward  
and  
Brenda E. Nelson**

## **Section 7, Township 4 South, Range 16 East Columbia County, Florida**

**COMMENCE** at the point of intersection of the South right-of-way line of County Road 252 (SW Pinemount Road) and the East line of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 4 South, Range 16 East, Columbia County, Florida and run thence South 01°19'16" East along the East line of said Northeast 1/4 of Northwest 1/4 of Section 7 a distance of 749.01 feet to the POINT OF BEGINNING; thence continue South 01°19'16" East still along the East line of said Northeast 1/4 of Northwest 1/4 a distance of 351.59 feet; thence South 88°46'51" West a distance of 292.97 feet; thence North 01°12'27" West 352.40 feet; thence North 88°56'21"E. 292.27 feet to the POINT OF BEGINNING. Containing 2.36 acres, more or less.

**SUBJECT TO:** An easement for ingress and egress across the Easterly 30.00 feet thereof.

**TOGETHER WITH:** An easement 30.00 feet in width, for ingress and egress, lying 30.00 feet West of and adjacent to the following described line: BEGIN at the point of intersection of the South right-of-way line of County Road 252 (SW Pinemount Road) and the East line of the Northeast 1/4 of the Northwest 1/4 of Section 7, Township 4 South, Range 16 East, Columbia County, Florida and run thence South 01°19'16" East along the East line of said Northeast 1/4 of Northwest 1/4 of Section 7 a distance of 1100.60 feet to the TERMINAL POINT of herein described line and easement.