

BSG:dbb  
5329.01-20-104  
11/17/2020

REG. 27.00  
BOOK 145170  
INT.  
INDEX  
CONSIDERATION 145,030.00

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

Inst: 202012019552 Date: 11/19/2020 Time: 11:22AM  
Page 1 of 3 B: 1424 P: 1183, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BS  
Deputy ClerkDoc Stamp-Deed: 735.70

### WARRANTY DEED

THIS WARRANTY DEED made this 18 day of November, 2020, EMORY L. BAILEY and MELISSA B. BAILEY, husband and wife, whose mailing address is Post Office Box 2093, Lake City, Florida 32056-2093, hereinafter called the Grantor, to DAVID WAYNE DAVIS and CYNTHIA S. DAVIS, husband and wife, whose mailing address is 1680 SW Old Wire Road, Lake City, Florida 32024, 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:

#### PARCEL 1:

COMMENCE AT THE NORTHEAST CORNER OF SE 1/4 OF SE 1/4 OF SAID SECTION 14, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THEN RUN 300 FEET SOUTH ALONG THE EAST SIDE OF SAID SECTION, THEN RUN WEST 726 FEET, THEN RUN NORTH 300 FEET TO THE NORTH LINE OF THE SE 1/4 OF SE 1/4 OF SAID SECTION; THEN RUN EAST 726 FEET ALONG THE NORTH LINE OF THE SE 1/4 OF SE 1/4 OF SAID SECTION TO THE POINT OF BEGINNING. LESS AND EXCEPT EXISTING ROAD RIGHTS-OF-WAY.

Parcel number: 14-5S-16-03621-013

48482

PARCEL 2:

COMMENCE AT THE SE CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE S.88°27'38"W. ALONG THE SOUTH LINE OF SAID SECTION 14 A DISTANCE OF 28.15 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF SW OLD WIRE ROAD; THENCE N.00°17'33"W. ALONG SAID RIGHT-OF-WAY LINE, 685.66 FEET TO THE POINT OF BEGINNING; THENCE S.88°27'38"W. 847.93 FEET; THENCE N.00°22'41"W. 342.56 FEET; THENCE N.88°24'30"E. 848.45 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE S.00°17'33"E. ALONG SAID RIGHT-OF-WAY LINE, 342.82 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN AFOREDESCRIBED PARCEL 1 HEREIN.

Parcel Number 14-5S-16-03617-002

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.

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

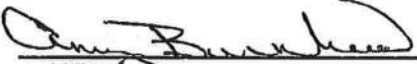
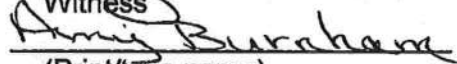
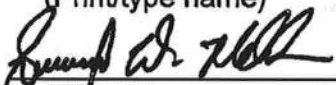

TO HAVE AND TO HOLD, the same in fee simple forever.

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.

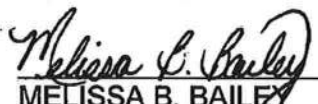
*[The remainder of this page intentionally left blank.]*

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

  
\_\_\_\_\_  
(SEAL)  
EMORY L. BAILEY

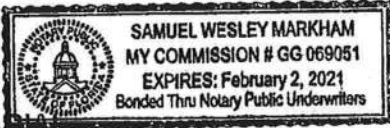
  
\_\_\_\_\_  
(SEAL)  
MELISSA B. BAILEY

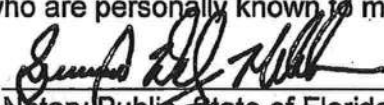

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or ☐ online notarization this 16<sup>th</sup> day of November, 2020, by EMORY L. BAILEY  
and MELISSA B. BAILEY, husband and wife, who are personally known to me.

(NOTARIAL  
SEAL)

  
SAMUEL WESLEY MARKHAM  
MY COMMISSION # GG 069051  
EXPIRES: February 2, 2021  
Bonded Thru Notary Public Underwriters

  
\_\_\_\_\_  
Notary Public, State of Florida  
  
\_\_\_\_\_  
Samuel Wesley Markham

My commission expires: Feb. 2, 2021