

This instrument prepared by & return to:
Michelle L. Glass, Esq.
Law Office of Michelle L Glass, PA
7545 Centurion Parkway, Ste. 103
Jacksonville, FL 32256
Rec.: \$18.50
Tax ID No: R01687-003
Our File: 2019-301

Inst: 201912004316 Date: 02/22/2019 Time: 10:48AM
Page 1 of 2 B: 1378 P: 2185, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 1050.00

General Warranty Deed

Made this 7th day of February, 2019 by Robert L. Phillips and Maria D. Phillips, Husband and Wife, whose post office address is: 3457 Aldridge Road East, Jacksonville Beach, FL 32250, hereinafter called the grantor, to: Richard Carroll and Catherine Carroll, Husband and Wife whose post office address is: 9098 NW Hwy 41, White Springs, FL 32096 hereinafter called the grantee,

(Whenever used herein the term "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)

WITNESSETH: that the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia, Florida, viz:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 21, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 00 DEG. 12 MIN. 33 SEC. WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 472.61 FEET; THENCE SOUTH 81 DEG. 22 MIN. 48 SEC. EAST, 454.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEG. 35 MIN. 48 SEC. EAST, 210.66 FEET, THENCE NORTH 00 DEG. 37 MIN. 34 SEC. EAST, 217.16 FEET, THENCE SOUTH 89 DEG. 45 MIN. 56 SEC. EAST, 310.02 FEET, THENCE SOUTH 19 DEG. 20 MIN. 35 SEC. EAST, 294.84 FEET, THENCE NORTH 70 DEG. 42 MIN. 21 SEC. EAST, 295.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE SOUTH 19 DEG. 21 MIN. 19 SEC. EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 346.29 FEET, THENCE SOUTH 89 DEG. 29 MIN. 367 SEC. WEST 116.83 FEET TO THE EAST LINE OF SAID SECTION 21; THENCE NORTH 88 DEG. 30 MIN.47 SEC. WEST, 893.47 FEET; THENCE NORTH 00 DEG. 08 MIN. 46 SEC. EAST, 274.96 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING A PART OF THE SOUTHEAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH IMPROVEMENTS LOCATED THEREON, INCLUDING THE 2011 LIOH MOBILE HOME VIN#S LOHGA11012223A AND LOHGA11012223B.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **R01687-003**

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 12/31/2018.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

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:

Terri A. Pionessa
Witness

Robert L. Phillips
Robert L. Phillips

Terri A. Pionessa
Print Name

Michelle R. Glass
Witness

Michelle L. Glass
Print Name

Terri A. Pionessa
Witness

Maria D. Phillips
Maria D. Phillips

Terri A. Pionessa
Print Name

Michelle R. Glass
Witness

Michelle L. Glass
Print Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 7th day of February, 2019 by Robert L. Phillips and Maria D. Phillips, Husband and Wife, who has proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(Seal)



Michelle R. Glass
NOTARY PUBLIC

Print Michelle L. Glass

Name:

My Commission August 4, 2019

Expires: