

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6715MS

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31 day of March, 2023 between **Penny E. Lowell and Raymond Lowell, Wife and Husband**, whose post office address is **191 NW England Ct, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **James Bradford Bond, a Single Man**, whose post office address is **1468 Southwest Main Boulevard, Suite 105, Box 22, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Commence at the Northwest corner of Southwest 1/4 of Southwest 1/4 and run South 89 degrees 38 minutes 40 seconds East, along the North line of Southwest 1/4 of Southwest 1/4 a distance of 774.65 feet to the Point of Beginning; thence continue South 89 degrees 38 minutes 40 seconds East, along said North line of Southwest 1/4 of Southwest 1/4 a distance of 630.07 feet; thence South 00 degrees 31 minutes 59 seconds East, 542.06 feet; thence North 89 degrees 39 minutes 50 seconds West, 327.56 feet; thence South 07 degrees 57 minutes 09 seconds West, 271.13 feet; thence South 31 degrees 44 minutes 48 seconds West, 92.64 feet; thence South 03 degrees 37 minutes 40 seconds West, 298.29 feet; thence South 11 degrees 27 minutes 10 seconds East, 119.60 feet to the North right of way line of NW Nash Road; thence South 89 degrees 33 minutes 26 seconds West, along said North right of way line, 210.68 feet; thence North 00 degrees 40 minutes 43 seconds West, 1307.96 feet to the Point of Beginning. All lying and being in Columbia County, Florida.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

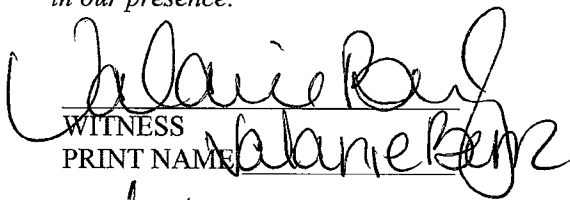
TO HAVE AND TO HOLD the same in fee simple forever.

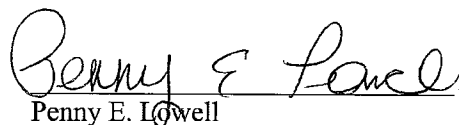
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors

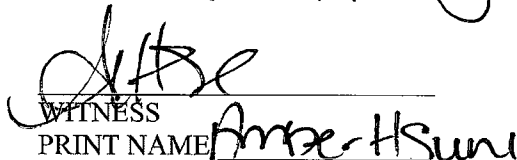
hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME Amber H. Suh


Penny E. Lowell


WITNESS
PRINT NAME Raymond Lowell


Raymond Lowell

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 31 day of March, 2023, Penny E. Lowell and Raymond Lowell, who is/are personally known to me or has/have produced DL as identification.


Signature of Notary Public

