

Prepared by and return to:  
**Duane C. Romanello, P.A.**  
**1919 Blanding Boulevard**  
**Jacksonville, FL 32210**  
**(904) 384-1441**  
File Number: **22-0235**

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made this **17th day of May, 2022** between **Roger Bill Whitcher, Russell Kerry Whitcher and Paul Taylor Whitcher** as grantors, and **Justin J Peeler, a married man**, whose post office address is **191 SW Covey Court, Lake City, Florida 32025**, 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 **TEN AND NO/100 DOLLARS (\$10.00)** 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:

**See Attached Exhibit "A" for legal description**

**Parcel Identification Number: 05-6S-16-03773-003**

**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. Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.


**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 claiming by, through or under the Grantor but against no other; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

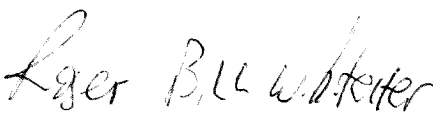
**\*\*\*Continued on Second Page\*\*\***


**SIGNATURE PAGE OF ROGER WHITCHER, RUSSELL WHITCHER AND PAUL WHITCHER TO JUSTIN J. PEELER, A  
MARRIED MAN**

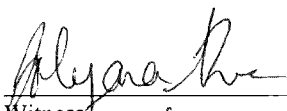
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

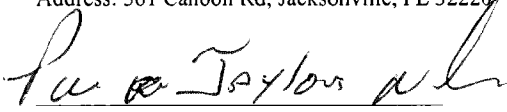
Signed, sealed and delivered in our presence:

  
Witness  
Printed Name: Dawn Terry

  
Roger Bill Whitcher  
Address: 8138 Herlong Rd, Jacksonville, FL 32210

  
Russell Kerry Whitcher  
Address: 361 Cahoon Rd, Jacksonville, FL 32220

  
Witness  
Printed Name: Solymara Rosa

  
Paul Taylor Whitcher  
Address: 5384 Manning Cemetary Rd, Jacksonville, FL 32234


State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
13th day of May, 2022 by Roger Bill Whitcher and Russell Kerry Whitcher and Paul Taylor Whitcher who ☐ are personally  
known or ☒ have produced drivers' licenses as identification.

[Seal]



DAWN L. TERRY  
Commission # GG 360414  
Expires November 27, 2023  
Banded Thin Budget Notary Services

  
Notary Public  
Print Name: Dawn Terry  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

THAT PART OF THE NW 1/4 OF SE 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NW 1/4 OF SE 1/4 AND RUN N 88°13'31" E, 134.77 FEET ALONG THE SOUTH LINE THEREOF TO THE EAST MAINTAINED RIGHT OF WAY OF KINARD ROAD; THENCE NORTH 05°54'42" W ALONG SAID RIGHT OF WAY, 209.30 FEET FOR A POINT OF BEGINNING. THENCE CONTINUE N 05°54'42" W ALONG SAID MAINTAINED RIGHT OF WAY, 534.46 FEET; THENCE N 05°27'58" W, 34.72; THENCE N 88°15'05", 1260.22 FEET TO THE EAST LINE OF SAID NW 1/4 OF SE 1/4; THENCE S 00°58'18" E ALONG SAID EAST LINE, 375.33 FEET TO A CONCRETE MONUMENT MARKING ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY OF THE ABANDONED A.C.L. RAILROAD RIGHT OF WAY; THENCE S 23°27'40" W ALONG SAID RIGHT OF WAY, 442.86 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF SE 1/4; THENCE S 88°13'31" W ALONG SAID SOUTH Line, 801.51 FEET; THENCE N 05°54'42" W, 209.30 FEET; THENCE S 88°13'31" W. 208.75 FEET TO THE POINT OF BEGINNING.