

Inst: 202212012636 Date: 06/29/2022 Time: 10:50AM
Page 1 of 3 R: 1469 P: 2597, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *u*
Deputy Clerk Doc Stamp-Deed: 455.00

This Instrument Prepared by & return to:

Address: BLUE SKY TIMBER-LAND CO.
P.O. Box 1733
Lake City, FL 32056

WARRANTY DEED
FROM CORPORATION
Consideration: 64,995
Doc Stamps: 455.00
Rec: 27.00

Property Appraisers Parcel ID Numbers(s)
36-6S-16-04075-006

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This Warranty Deed, Made and executed the 24 Day of June, 2022,
by BLUE SKY TIMBER-LAND CO., a corporation existing under the laws of the State of
Florida, and having its principal place of business at: P.O. Box 1733, Lake City, FL 32056,
hereinafter called the Grantor, to EDWARD T. RAMSEY AND SHERRY L. RAMSEY, as
Husband and Wife, whose post office address is 4075 SW CR 18, FORT WHITE, FL 32038,
hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars)
and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does
grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain
land, situate in COLUMBIA County, State of Florida, viz:

**Lot 6 of Blue Sky Estates Subdivision, an unrecorded subdivision, parcel is more particularly
described in Exhibit "A" attached and made a part hereof subject to utility easements and
road easements of record and Deed Restrictions recorded in ORB 1326, Page 2592 of the
Public Records of Columbia County, Florida.**

Parcel ID #: 36-6S-16-04075-006

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 it is lawfully seized of said land
in fee simple; that it has the good right and lawful authority to sell and convey said land; that it
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, 2021.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Holly C. Hanover

Witness Signature

Holly C. Hanover

Printed Name

Connie B. Roberts

Witness Signature

Connie B. Roberts

Printed Name

BLUE SKY TIMBER-LAND CO.

Name of Grantor

Audrey S. Bullard

Grantor Signature

Audrey S. Bullard, President

Printed Name

P.O. Box 1733, Lake City, FL 32056

Grantor's Post Office Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by physical presence Audrey S. Bullard, known to me to be the President of BLUE SKY TIMBER-LAND CO., the corporation in whose name the foregoing instrument was executed, and that she severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in her by said corporation and that the seal affixed thereto is the true corporate seal of the corporation, and that an oath was not taken. Said person is personally known to me.

Witness my hand and official seal in the County and State last aforesaid this 24 day of June, 2022.

Holly C. Hanover
Notary Signature

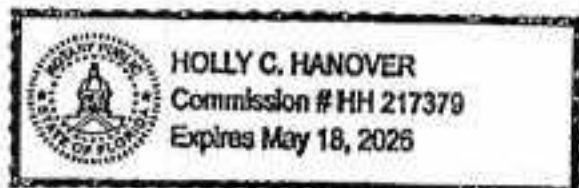


Exhibit A
Legal Description
Lot 6 Blue Sky Estates

DESCRIPTION:

Friday, August 05, 2016

LOT 6

COMMENCE at the Northeast corner of the South 1/2 of the Northwest 1/4 of Section 36, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 89°16'40" West along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 408.47 feet to the POINT OF BEGINNING; thence South 00°22'26" West along a line parallel to the West line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 1127.76 feet to a point on the North Right-of-Way line of County Road No. 18; thence South 86°33'30" West along said North Right-of-Way line of County Road No. 18 a distance of 384.22 feet; thence North 00°22'26" East along a line parallel to the West line of the South 1/2 of the Northwest 1/4 of Section 36 a distance of 1146.02 feet to a point on the North line of said South 1/2 of the Northwest 1/4 of Section 36; thence North 89°16'40" East along the North line of said South 1/2 of the Northwest 1/4 of Section 36 a distance of 383.44 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

SUBJECT TO: Utility Easements across the East 10.00 feet and the West 10.00 feet thereof.

TOGETHER WITH & SUBJECT TO: A 60 x 60 common driveway Easement adjacent to the Northerly Right-of-Way Line of SW County Road No. 18 and centered on the common property line of the lot described above and the adjacent lands lying to the West.

PREPARED BY:

Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com