


**Prepared by and return to:**

Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
4-12164

Inst: 202312005338 Date: 03/30/2023 Time: 10:01AM  
Page 1 of 3 B: 1487 P: 851, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AM   
Deputy Clerk Doc Stamp-Deed: 4690.00

## Warranty Deed

**This Warranty Deed** is executed this 30 day of March, 2023 by Karen B. Cauley, whose address is 4790 Lafayette Place, Vero Beach, FL 32966, hereinafter called the grantor, to Paula M. James, as Trustee of Paula M. James Trust dated July 27, 2017, whose address is 1014 Victory Lake Drive, Jacksonville, FL 32221, hereinafter called the grantee:

(Wherever 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 corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

**See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.**

**The herein described property is vacant land and does not constitute the homestead property of the Grantor.**

**Together With** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

**To Have And To Hold**, the same in fee simple forever.

**And** 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.

**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:*

William B. Brannon Jr.  
Witness

William B. Brannon, Jr.  
Printed Name

Macy McRae  
Witness

Macy McRae  
Printed Name

Karen B. Cauley  
Karen B. Cauley

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of March, 2023, by Karen B. Cauley.

Macy McRae  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: DL



**MACY McRAE**  
Notary Public  
State of Florida  
Comm# HH206033  
Expires 12/8/2025

Exhibit "A"

TOWNSHIP 3 SOUTH, RANGE 15 EAST SECTION 11: The S 1/2 of the N E 1/4 of the SE 1/4; the South 1/2 of the NW 1/4 of the SE 1/4; the South 372.92 feet and the East 30.00 feet of the North 287.29 feet of the South 660.21 feet of the NE 1/4 of the SW 1/4; the SW 1/4 of the SE 1/4; the SE 1/4 of the SE 1/4; and the Westerly 60 feet of the NE 1/4 of the SW 1/4, all in Section 11, Township 3 South; Range 15 East. Said lands being subject to a 30 foot Road easement lying 15 feet to the left and 15 feet to the right of a line described as follows: Commence at the NE Corner of the NW 1/4 of the SW 1/4, thence run S 1° 21' 53" W, along the East line of the NW 1/4 of the SW 1/4, 1,320.33 feet to the SE Corner of the NW 1/4 of the SW 1/4 and the Termination of said Easement, as reflected in that certain QUIT CLAIM DEED recorded in ORB 582, Page 445, public records of Columbia County, Florida; and Said lands being subject to a perpetual non-exclusive easement for ingress and egress and right-of-way over the Westerly 60 feet of the NE 1/4 of the SW 1/4 in Section 11, Township 3 South, Range 15 East as reflected in that certain EASEMENT DEED recorded in ORB 616, Page 800, public records of Columbia County, Florida