

Prepared by and return to:

Sherra Gurman
U.S. Title
2622-B2 Northwest 43rd Street
Gainesville, FL 32606
(352) 372-7000
File No UG-18330

Parcel Identification No 19-6S-17-09699-005

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19th day of January, 2024 between Mary Ivonne Sierra, a single woman, whose post office address is 5211 Southwest 90th Way, Apt. 1, Cooper City, FL 33328, of the County of Broward, State of Florida, Grantor, to Rickey Dean Shelton and Traci Haydon Shelton, husband and wife, whose post office address is 2708 Northwest 244 Street, Newberry, FL 32669, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Commence at the Northwest corner of the North 1/2 of the Northeast 1/4 of Section 30, Township 6 South, Range 17 East Columbia County, Florida and run thence South 00 degrees 11 minutes 57 seconds East, along the Westerly line of the North 1/2 of the Northeast 1/4 a distance of 100.00 feet; thence North 89 degrees 56 minutes 43 seconds East, 319.92 feet for a Point of Beginning; thence North 00 degrees 03 minutes 31 seconds East, parallel with the Westerly line of the Southeast 1/4 of Section 19, Township 6 South, Range 17 East, 659.87 feet thence South 82 degrees 54 minutes 47 seconds East, 349.48 feet; thence South 00 degrees 03 minutes 31 seconds West, parallel with said Westerly line of the Southeast 1/4 of Section 19, 616.43 feet; thence South 89 degrees 56 minutes 43 seconds West, 346.76 feet to the Point of Beginning. The South 10 feet of said lands being subject to an easement for ingress and egress.

Together with:

An easement for ingress and egress, being 20 feet to the North and East of a line described as follows: Commence at the Northwest corner of the North 1/2 of the Northeast 1/4, Section 30, Township 6 South, Range 17 East, Columbia County, Florida, and run thence South 00 degrees 11 minutes 57 seconds East, along the Westerly line of said North 1/2 of the Northeast 1/4, a distance of 100.00 feet; thence North 89 degrees 56 minutes 43 seconds East, 269.92 feet, thence South 00 degrees 03 minutes 26 seconds East, 10.00 feet for a Point of Beginning; thence North 89 degrees 56 minutes 43 seconds East, 864.11 feet; thence South 33 degrees 15 minutes 16 seconds East, 196.05 feet; thence South 02 degrees 51 minutes 33 seconds East, 279.31 feet; thence South 55 degrees 52 minutes 26 seconds East, 183.35 feet to the Westerly right of way line of County Road No. C-131 and the Point of Termination of said line. The sidelines of said easement to be shortened or prolonged to meet at angle points and the Westerly right of way line of County Road No. C-131, 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:

Witness #1 Signature

Witness #1 Printed Name

Witness #1 Address

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

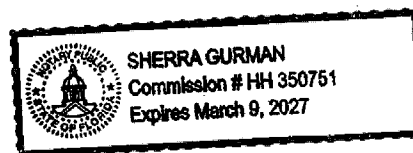
Mary Ivonne Sierra

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 22nd day of January, 2024, by Mary Ivonne Sierra.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FLDL