

Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

4-9443

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 29 day of January, 2020, by Gregory J. McCracken and His Wife, Jennifer McCracken, hereinafter called the grantor, to David E. Burdge and His Wife, Carol J. Burdge whose address is: 245 NW Don Hart Way, White Springs, FL 32096 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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

TOGETHER with all 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

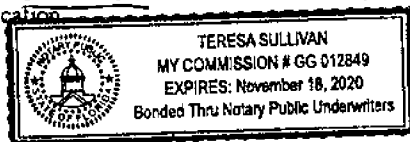
[Signature]  
Witness:  
Evaone Ervin  
Printed Name:  
[Signature]  
Witness:  
RON LAFFERTY  
Printed Name:

[Signature]  
Gregory J. McCracken  
[Signature]  
Jennifer McCracken

STATE OF Florida

COUNTY OF Indian River

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of January, 2020 by Gregory J. McCracken and His Wife, Jennifer McCracken personally known to me or, if not personally known to me, who produced \_\_\_\_\_ as identification.



(Notary Seal)

[Signature]  
Notary Public

ATT: 9443

Exhibit "A"

Part of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 2 South, Range 15 East, Columbia County, being more particularly described as follows:

Commence at the Northwest corner of said Southwest 1/4 of the Southeast 1/4 and run thence S 00°21'07" W, along the West line of said Southwest 1/4 of the Southeast 1/4, a distance of 289.19 feet to the Point of Beginning; thence N 89°50'19" E, 795.03 feet; thence S 00°28'08" W, 330.00 feet; thence S 89°50'20" W, 795.12 feet to the West line of said Southwest 1/4 of the Southeast 1/4; thence N 00°21'07" E along said West line, 330.00 feet to the Point of Beginning, Columbia County, Florida.

Under Florida Statue s.319.261 the 2011 TOHO doublewide VIN #'s  
FLTHLCT2828G2079A& B has been retired and hereafter always affixed to the  
above described Real Property.