

BSG:lss
8421.01-21-078
6/20/2021

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

REC. \$ 27.00
DOC. \$ 455.00
INT. \$
INDEX \$
CONSIDERATION \$ 65,000.00

Inst: 202112013217 Date: 07/01/2021 Time: 2:41PM
Page 1 of 3 B: 1441 P: 1310, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 455.00

WARRANTY DEED

THIS WARRANTY DEED made this 28 day of June, 2021, by BAR
D RANCH PARTNERSHIP, a Florida general partnership, whose mailing address is 4458
S. U. S. Highway 441, Lake City, Florida 32025, hereinafter called the Grantor, to JAMES
ROGER HIETT, whose mailing address is 298 NW Kaylee Glen, Lake City, Florida 32055,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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, viz:

Lot 56, MEADOWLANDS PHASE 4, a subdivision as recorded in Plat Book 8, Pages
11-14, of the public records of Columbia County, Florida.

Tax Parcel Number: 36-5S-16-03761-156

This deed is given to and accepted by Grantee subject to all restrictions,
reservations, easements, limitations, and mineral rights of record, if any, and all
zoning and land use rules, regulations, and ordinances, but this shall not serve to
reimpose the same and the lien for current taxes.

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 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 December 31, 2020.

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

Signed, sealed and delivered
in the presence of:

Bonnie S. Green

Witness
BONNIE S. GREEN

(Print/type name)

Loretta S. Steinmann

Witness
Loretta S. Steinmann

(Print/type name)

BAR D RANCH PARTNERSHIP
a Florida general partnership

By:

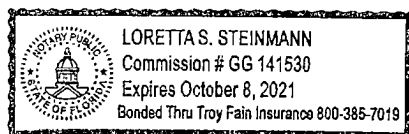
N. Terry Dicks

N. TERRY DICKS
General Partner

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of June, 2021, by N. TERRY DICKS, as General Partner of BAR D RANCH PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, for and on behalf of said Partnership, who is personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: