

Prepared By and Return To:
Howard Smith
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

THIS IS TO CERTIFY THAT
A TRUE AND CERTIFIED COPY
OF THE ORIGINAL
BY: *[Signature]* THAT IS
A TRUE COPY

General Warranty Deed

Made effective the 14th day of August, 2024, by Evelyn Groden, an unmarried woman, hereinafter called the Grantor, whose address is 10718 Coleman Road, Jacksonville, FL 32257 to James E. Ferrell and Gail A. Ferrell, a married couple, whose post office address is: 10169 Powell Creek Court, Jacksonville, FL 32222, hereinafter called the Grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, more particularly described as follows:

Section 27: BEGIN AT THE SE CORNER OF THE SW ¼ OF THE SE ¼, OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 01° 36' 45" WEST, ALONG THE EAST LINE OF SAID SW ¼ OF SE ¼, 160.00 FEET, THENCE SOUTH 89° 26' 28" WEST, 556.36 FEET, THENCE SOUTH 01° 36' 45" EAST, 160.00 FEET TO THE SOUTH LINE OF SECTION 27, THENCE NORTH 89° 26' 28" EAST, ALONG SAID SOUTH LINE 556.36 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING IN THE SW ¼ OF THE SE ¼, SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST.

TOGETHER WITH: 1990 REDMOND DOUBLE WIDE MOBILE HOME, ID# FL 14605327 A & B.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 274S16-03218-002

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Howard Smith
Witness 1 Signature

Howard Smith
Witness 1 Printed Name

Witness 1 Address: 7220 Financial Way
Jacksonville, FL 32256

Evelyn Groden
Evelyn Groden

Ammanda Martz
Witness 2 Signature

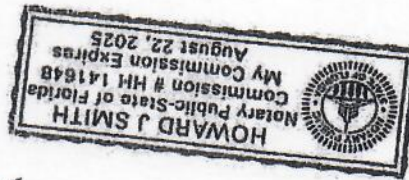
Ammanda Martz
Witness 2 Printed Name

Witness 2 Address: 540 W Duval
St. Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 19 day of Aug, 2024, by Evelyn Groden.

Howard Smith
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: FL DL

