

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4780KP

Parcel Identification No 12-5S-16-03601-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4th day of August, 2021 between David D. Schmidt and Connie E.

Schmidt, Husband and Wife, whose post office address is **723 E Hawkins Rd, Arimo, ID 83214**, of the

County of Bannock, State of Idaho, Grantors, to **Riley R. Chauvin-Duchesne and Shannan M. Chauvin-**

Duchesne, Husband and Wife, whose post office address is **6816 Redtail Hawk Way, Knoxville, TN 37921**,

of the County of Knox, State of Tennessee, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

A part of the NE 1/4 of the NE 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida being more particularly described as follows:

Commence at the NW Corner of Said NE 1/4 of NE 1/4 of Section 12 and Run N 89°20'28"E., Along said North Line Thereof, 532.20 Feet to the Point of Beginning; Thence continue N.89°20'28"E., Along said North Line 325.33 Feet; Thence S.00°04'43"W., 466.41 Feet; Thence N89°15'25"E., 443.77 Feet to the West Right-of-Way Line of Little Road; Thence S.00°38'40"W., Along Said Right-of-Way Line, 460.47 Feet; Thence S89°14'14"W., 634.90 Feet, Thence N.00°05'14"E., 198.01 Feet; Thence N.01°02'32"W., 739.11 Feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee

simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*



WITNESS
PRINT NAME: Robert Stewart

David D. Schmidt

David D. Schmidt

Kelly Pearce

WITNESS
PRINT NAME: Kelly L. Pearce

Connie E. Schmidt

Connie E. Schmidt

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or (x) online notarization this 4th day of August, 2021, David D. Schmidt and Connie E. Schmidt, who are personally known to me or have produced drivers licenses as identification.



Signature of Notary Public

