

This instrument prepared by & return to: Cathy Skelly
Sonshine Title Services, Inc.
100 W. Call Street
Starke, FL 32091
Consideration: \$350,000.00
Rec.: \$18.50
Tax ID No: 34-4S-17-09005-000
Our File: 21-3110

Inst: 202112015388 Date: 08/03/2021 Time: 12:29PM
Page 1 of 2 B: 1444 P: 68, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 2450.00

General Warranty Deed

Made this 30th day of July, 2021 by Nathaniel L. Buchholtz and Kayleigh M. Buchholtz, Husband and Wife, whose post office address is: 13074 SR 100 West, Lake Butler, FL 32054, hereinafter called the grantor, to: Lauri Elizabeth Taylor, Single whose post office address is: 7137 S US HWY 441, Lake City, FL 32055 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 Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia, Florida, viz:

See Attached Schedule A

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 Our Presence:

Sage Woods
Witness
Printed Name: Taylor Woods

Nathaniel L. Buchholtz
Nathaniel L. Buchholtz

Cathy Skelly
Witness
Printed Name: Cathy Skelly

Kayleigh M. Buchholtz
Kayleigh M. Buchholtz

State of Florida
County of Bradford

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of July, 2021 by Nathaniel L. Buchholtz and Kayleigh M. Buchholtz who are personally known or have produced drivers' licenses as identification.

[Seal]



Cathy Skelly
Notary Public
Print Name:
My Commission Expires:

Schedule A

Beginning at a point where the East line of Highway No. 2 intersects the South line of a line running East and West along the center line of Section 34, Township 4 South, Range 17 East and running thence East along the said South line of said lane 858 feet, thence South 278.1 feet, thence South 87.5 degrees West, 672 feet, more or less, to the East line of Highway No. 2, thence in a Northerly direction along the East line of Highway No. 2, a distance of 317 feet, more or less to the Point of Beginning, lying and being in Columbia County, Florida.

LESS AND EXCEPT: That portion of the above described lands deeded to the State of Florida in Deed Book 87, Pages 31 and 32 of the Official Records of Columbia County, Florida.