

This Instrument Prepared by & return to:

Name: **VONDA K. O'BRIEN ACKERSON**
Address: **3159 HIDDEN MEADOWS CT**
GREEN COVE SPRINGS, FL. 32043

Inst: 202012010725 Date: 06/19/2020 Time: 9:40AM
Page 1 of 5 B: 1413 P: 2021, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel I.D. #: **00647-001**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 2nd day of June, A.D. 2020, by **VICKIE D. RYAN A 1/4 INTEREST, VICTOR E. DIXON A 1/4 INTEREST, VONDA K O'BRIEN ACKERSON A 1/8 INTEREST, MICHAEL V. DIXON A 1/8 INTEREST, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the grantor, to **VICKIE D. RYAN A 1/3 INTEREST, VICTOR E. DIXON A 1/3 INTEREST, VONDA K O'BRIEN ACKERSON A 1/6 INTEREST, MICHAEL V. DIXON A 1/6 INTEREST**, whose post office address is 3159 HIDDEN MEADOWS CT, GREEN COVE SPRINGS, FL. 32043 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

Legal Description: Lot 29, Sec. 7, more particularly known as Lot 29, Unit 7 of 3 Rivers Estates, Inc., said Unit 7 better described as follows: Commence at the NE corner of Sec. 27, Twp. 68, Rge. 15E, Columbia County, Fla., and run S 17°15' W 2135.54 ft. for a point of beginning; thence run N 89°29' E 119.16 ft.; thence S 33°28' E 624.21 ft; thence N 34°10' E 240.73 ft.; thence N 65°44' E 795.05 ft.; thence S 24°16' E 475 ft. more or less to waters edge north bank Santa Fe River; thence along said waters edge Santa Fe River downstream in a generally westerly direction to the intersection with the easterly bank Ichetucknee River; thence northeasterly along said easterly Ichetucknee River at waters edge to a point; thence S 39°54' E 229 ft. more or less to a point thence S 68°24' E 247.36 ft.; thence N 49°44' E 70.91 ft. to point of beginning; being a part of Sec. 26 & 27, Twp. 68, Rge. 15E, Columbia County, Fla.

LEGAL PROVIDED BY GRANTOR.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST 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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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:

Jeannie Malone

Witness Signature

Jeannie Malone

Printed Name

Sarah Craven

Witness Signature

Sarah Craven

Printed Name

Vickie D. Ryan L.S.

VICKIE D. RYAN

3159 HIDDEN MEADOWS CT

GREEN COVE SPRINGS, FL. 32043

STATE OF FLORIDA

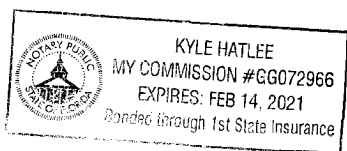
COUNTY OF Clay

The foregoing instrument was acknowledged before me this 4 day of June, 2020, by VICKIE D. RYAN, who is known to me or who has produced Florida Drivers License as identification.

Kyle Hatlee


Notary Public

My commission expires 2/14/21



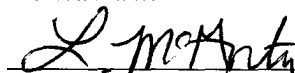
In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:



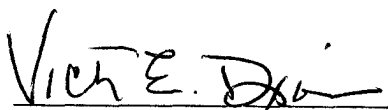
Witness Signature
Matthew Dixon

Printed Name



Witness Signature
Laura McGorty

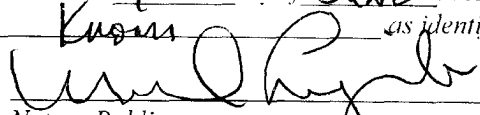
Printed Name



L.S.
VICTOR E. DIXON
3159 HIDDEN MEADOWS CT
GREEN COVE SPRINGS, FL. 32043

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2020, by **VICTOR E. DIXON**, who is known to me or who has produced Known as identification.



Notary Public
My commission expires _____



WILLIAM D. LIPSCOMB
Commission # GG 319296
Expires April 25, 2023
Bonded Thru Budget Notary Services

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:

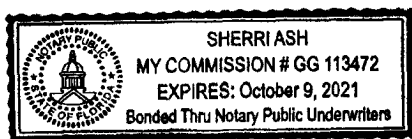
Sharyn A. Wood
Witness Signature
SHARYN A. WOOD
Printed Name

Vonda K. O'Brien Ackerson L.S.
VONDA K. O'BRIEN ACKERSON
3159 HIDDEN MEADOWS CT
GREEN COVE SPRINGS, FL. 32043

DJ
Witness Signature
Daniel J Ackerson
Printed Name

STATE OF FLORIDA
COUNTY OF Duval

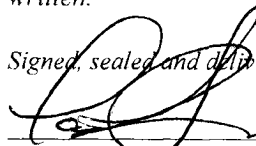
The foregoing instrument was acknowledged before me this 2nd day of June, 2020, by **VONDA K. O'BRIEN ACKERSON**, who is known to me or who has produced known as identification.



[Signature]
Notary Public
My commission expires 10-9-2021

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:



Witness Signature

Pamela Lynagh


Printed Name



Witness Signature

SHARYN A. WOOD

Printed Name

 L.S.

MICHAEL V. DIXON

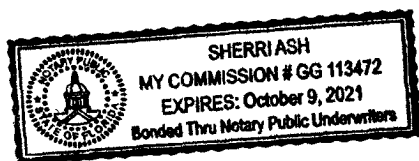
3159 HIDDEN MEADOWS CT

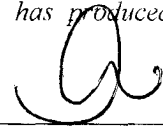
GREEN COVE SPRINGS, FL. 32043

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2nd day of June 2020, by **MICHAEL V. DIXON**, who is known to me or who has produced SI Driver license as identification.




Notary Public

My commission expires

10-9-2021