

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 2021-5445MS

Parcel Identification No 12-3S-15-00159-000

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WARRANTY DEED

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

This indenture made the 3/5th day of December, 2021 between **Stanley W. Janasiewicz and Karin L. Janasiewicz a/k/a Karin Lieselotte Janasiewicz a/k/a Karen L. Janasiewicz, Husband and Wife**, whose post office address is **3951 NW Noegel Road, Wellborn, FL 32094**, of the County of Columbia, State of Florida, Grantors, to **John R. Stephenson, a Single Man and Gina L. Shepherd, a Single Woman, as Joint Tenants with Rights of Survivorship**, whose post office address is **401 Hawthorne Boulevard, Leesburg, FL 34748**, of the County of Lake, State of Florida, 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:

See EXHIBIT "A"

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

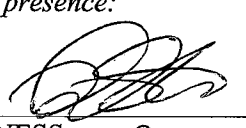
Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

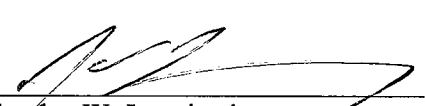
TO HAVE AND TO HOLD the same in fee simple forever.

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


Stanley W. Janasiewicz


WITNESS
PRINT NAME: Pam Beauchamp


Karin L. Janasiewicz

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of December, 2021, Stanley W. Janasiewicz and Karin L. Janasiewicz, who are personally known to me or have produced FL ID as identification.



Signature of Notary Public

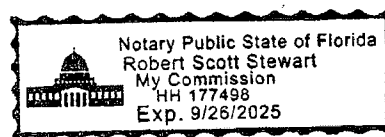


EXHIBIT "A"

PARCEL "A"

The Northeast 1/4 of the Southwest 1/4 and the that part of the Northwest 1/4 of the Southwest 1/4 lying East of Noegel Road in Section 12, Township 3 South, Range 15 East, Columbia County, Florida, LESS AND EXCEPT those lands described in Official Records Book 1087, Page 2142 of the Public Records of Columbia County, Florida.

LESS AND EXCEPT:

PARCEL "B"

A parcel of the land lying in the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 12, Township 3 South, Range 15 East, Columbia County, Florida, explicitly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 12, for the Point of Beginning; thence on the South boundary thereof South 89 degrees 13 minutes 17 seconds West, a distance of 13.95 feet to the East right of way line of Noegel Road (County Road No. 135); thence on said right of way line the following 3 courses, (1) thence North 00 degrees 01 minutes 09 seconds East, a distance of 280.48 feet; (2) thence North 89 degrees 58 minutes 51 seconds West, a distance of 10.00 feet; (3) thence North 00 degrees 01 minutes 09 seconds East, a distance of 379.09 feet to the North boundary of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of aforesaid Section 12; thence on said North boundary, North 89 degrees 17 minutes 39 seconds East, a distance of 28.78 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 12 thence on the East boundary thereof South 00 degrees 26 minutes 19 seconds West, a distance of 659.76 feet to the Point of Beginning.