

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 22-0292

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General Warranty Deed

Made this October 24, 2022 A.D. By **Thomas William Dotson and Karla Sue Dotson, husband and wife**, whose address is: 548 Adams Gate Rd, Winston Salem, North Carolina 27107, hereinafter called the grantor, to **Mark Bachman**, whose post office address is: 125 SE 5th Ct., Deerfield Beach, FL 33441, 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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Begin at the Southwest corner of the North 1/2 of the Northwest 1/4, Section 26, Township 7 South, Range 16 East, Columbia County, Florida; thence run North along the West line of Section 26, 660 feet; thence run East 528 feet; thence run South 660 feet; thence run West 528 feet to the Point of Beginning.

AND

A part of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Begin at the Northwest corner of the Southwest 1/4 of said Northwest 1/4 and run North 89 degrees 14 minutes 22 seconds East, along the North line thereof, 528.00 feet; thence South 0 degrees 33 minutes 59 seconds East, 208.73 feet; thence South 89 degrees 14 minutes 22 seconds West, 528.00 feet to a point on the West line of the Southwest 1/4 of the Northwest 1/4; thence North 0 degrees 34 minutes 00 seconds West, along the West line thereof, 208.73 feet to the Point of Beginning. Subject to an ingress and egress easement over and across the North 25.00 feet thereof.

Together with a double wide mobile home with VINs LOHGA31970828A and LOHGA31970828B.

TOGETHER WITH an easement for ingress and egress described in Official Records Book 719, Page 333, of the Public Records of Columbia County, Florida.

TOGETHER WITH and subject to an easement for ingress and egress described in Official Records Book 843, Page 1719, of the Public Records of Columbia County, Florida.

LESS AND EXCEPT that portion conveyed in Official Records Book 1388, Page 1832, of the Public Records of Columbia County, Florida.

Parcel ID Number: 26-7S-16-04328-001

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) or any members of the household of Grantor(s) reside thereon.

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving

DEED Individual Warranty Deed - Legal on Face

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any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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, 2022.

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:

Cheryl E. Beatty
AS TO BOTH
Witness Printed Name Cheryl E. Beatty

Thomas William Dotson (Seal)
Thomas William Dotson
Address: 548 Adams Gate Rd, Winston Salem, North Carolina
27107

Bethany L. Hankins
AS TO BOTH
Witness Printed Name Bethany L. Hankins

Karla Sue Dotson (Seal)
Karla Sue Dotson
Address: 548 Adams Gate Rd, Winston Salem, North Carolina
27107

State of Florida

County of Suwannee

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 24th day of October, 2022, by Thomas William Dotson and Karla Sue Dotson, husband and wife, who is/are personally known to me or who has produced FL DL as identification.



Cheryl E. Beatty
Notary Public
Print Name: Cheryl E. Beatty
My Commission Expires: 7-31-2024