

PREPARED BY & RETURN TO:

Name: JOEL ANTHONY LAW  
Address: 445 NE DEEPCREEK GLN  
LAKE CITY, FL 32055

Parcel No.: PART OFF R04572-000

Inst: 202112003694 Date: 03/01/2021 Time: 1:25PM  
Page 1 of 2 B: 1431 P: 1235, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KV  
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1<sup>st</sup> day of **March, 2021**, by **JAMES CAROL LAW and JESSIE LAW, HIS WIFE**, hereinafter called the Grantors, to **JOEL ANTHONY LAW and SUSAN MICHELE LAW, HIS WIFE**, whose post office address is **445 NE DEEPCREEK GLN, LAKE CITY, FL 32055**, hereinafter called the Grantees:

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

**SEE EXHIBIT "A"**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness Signature

Printed Name: **MARY ANN TOMLINSON**

 L.S.

Name: **JAMES CAROL LAW**

Address: **478 NE DEEPCREEK GLN, LAKE CITY, FL 32055**



Witness Signature

Printed Name: **Marla M. Landin**

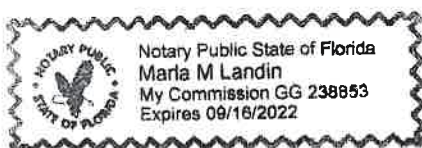
 L.S.

Name: **JESSIE LAW**

Address: **478 NE DEEPCREEK GLN, LAKE CITY, FL 32055**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1<sup>st</sup> day of **March, 2021**, by **JAMES CAROL LAW and JESSIE LAW**, who are personally known to me or who have produced **Driver's License** as identification.





Signature of Notary

Printed Name: **Marla M. Landin**

My commission expires: **9/16/22**

## EXHIBIT "A"

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND THENCE RUN N 01°13'54" E, ALONG THE WEST LINE OF SAID SE 1/4 OF SE 1/4, 366.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°13'54" E, ALONG SAID WEST LINE, 208.72 FEET; THENCE S 88°46'09" E, 208.72 FEET; THENCE S 01°13'54" W, PARALLEL TO SAID WEST LINE OF THE SE 1/4 OF SE 1/4, 208.72 FEET; THENCE N 88°46'09" W, 208.72 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS & EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF THE SOUTH 366.89 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 17 EAST AND THE WEST 30 FOOT OF THE NORTH 67.00 FEET OF THE NE 1/4 OF THE NE 1/4 SECTION 33, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.