

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 21-03002

Parcel No.: R04689-000

Inst: 202112009150 Date: 05/07/2021 Time: 9:19AM  
Page 1 of 2 B: 1437 P: 234, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 2239.30

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 4th day of May, 2021, by **WALTER R. MCELHANEY JR., A SINGLE MAN**, hereinafter called the Grantor, to **BARRY KLEINBAUM and JODIE KLEINBAUM, HUSBAND AND WIFE**, whose post office address is 9622 N US HWY 441, LAKE CITY, FL 32055, hereinafter called the Grantees:

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 Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**TOWNSHIP 2 SOUTH - RANGE 17 EAST, SECTION 8: THE SOUTH 3.0 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS AND EXCEPT THE SOUTH 550.0 FEET THEREOF; THE SOUTH 1/2 OF THE SOUTHEAST 1/4 AS LIES WEST OF U.S. HIGHWAY #441, LESS AND EXCEPT THE SOUTH 550.0 FEET THEREOF AND LESS AND EXCEPT A PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY #441 AND THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, FOR THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 24 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4, 2019.44 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 0 DEGREES 10 MINUTES 20 SECONDS WEST, 36.0 FEET; THENCE RUN NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST, 2003.8 FEET TO THE WEST RIGHT OF WAY OF U.S. HIGHWAY #441; THENCE RUN NORTH 18 DEGREES 08 MINUTES 00 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 50.0 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.**

**AND**

**LESS AND EXCEPT THOSE LANDS CONVEYED BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 786, PAGE 1631 AND QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 1306, PAGE 1483, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE SE 1/4, THENCE RUN SOUTH 0 DEGREES, 01 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF THE SE 1/4 A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 43 MINUTES 48 SECONDS EAST A DISTANCE OF 2003.80 FEET TO THE WEST RIGHT-OF-WAY OF US #441; THENCE SOUTH 18 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, 357.00 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 39 SECONDS WEST 1893.00 FEET TO THE WEST LINE OF THE SE 1/4; THENCE NORTH 0 DEGREES 01 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE, 357.00 FEET TO THE POINT IF BEGINNING.**

**TOGETHER WITH A 1992 DOUBLE WIDE HORT MOBILE HOME ID #HELT319GL AND HELT319GR.**

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 Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants 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 Grantor has signed and sealed these presents, the day and year first above written.

*Signed, sealed and delivered in the presence of:*

Jenna A. Bernier  
Witness Signature  
Printed Name: Jenna A. Bernier

Patricia Lang  
Witness Signature  
Printed Name: Patricia Lang

Walter R. McElhane, Jr. L.S.  
Name: WALTER R. MCELHANEY, JR.  
Address: 9622 N US HWY 441, 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 4th day of May, 2021, by WALTER R. MCELHANEY, who is personally known to me or who has produced  
Driver's License as identification.

Patricia Lang  
Signature of Notary  
Printed Name: **PATRICIA LANG**  
My commission expires:

