

Prepared by and return to:

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File Number: **22-024D**

Parcel Identification No. **23-6S-16-03930-005**

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## **Warranty Deed**

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

**This Indenture** made this 1st day of March, 2022 between **Rex J. Martin a/k/a Rex Jimmie Martin and Sandra Gaylord Martin, Husband and Wife** whose post office address is **7048 SW Old Wire Road, Fort White, FL 32038** of the County of **Columbia**, State of **Florida**, grantor\*, and **Michael Ardell Morrison and Heide Mendoza Morrison, Husband and Wife** whose post office address is **8767 SW Old Wire Rd, Fort White, FL 32038** of the County of **Columbia**, State of **Florida**, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

**THE NW 1/4 OF THE SE 1/4 LESS AND EXCEPT THE EAST 30 ACRES, THEREOF, THE NE 1/4 OF THE SW 1/4 AND THAT PORTION OF THE NW 1/4 OF THE SW 1/4 LYING EAST OF THE EAST RIGHT OF WAY LINE OF SW OLD WIRE ROAD, ALL BEING IN SECTION 23, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.**

**LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:**

**BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 00°56'29" W, ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 308.31 FEET TO THE SOUTHEASTERLY RIGHT OF SW OLD WIRE ROAD; THENCE RUN N 43°09'44" E, ALONG SAID SOUTHEASTERLY RIGHT OF WAY, 100.00 FEET; THENCE S 00°56'06" E, 40.00 FEET; THENCE N 87°58'44" E, 580.40 FEET; THENCE S 00°56'06" E, 338.81 FEET TO THE SOUTH LINE OF AFORESAID NW 1/4 OF SW 1/4; THENCE S 87°58'32" W, ALONG SAID SOUTH LINE, 650.00 FEET TO THE POINT OF BEGINNING.**

**SUBJECT TO EASEMENTS ALONG THE NORTHWESTERLY 30 FEET AND THE SOUTH 60 FEET.**

**Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness  
Printed Name: Brent Baris

[Signature]  
Rex J. Martin

[Signature]  
Witness  
Printed Name: Teresa P. Brannon

[Signature]  
Witness  
Printed Name: Brent Baris

[Signature]  
Sandra Gaylord Martin

[Signature]  
Witness  
Printed Name: Teresa P. Brannon

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of March, 2022 by Rex J. Martin and Sandra Gaylord Martin who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

[Signature]  
Notary Public  
Print Name: Brent Baris  
My Commission Expires: 8/3/25

