

Prepared by
Michael H. Hurrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-9120

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28 day of August, 2019, Armando C. Salazar, A Single Person, hereinafter called the grantor, to Michael McCullers whose address is Building 27958-AERF, Quantico, VA 22135 hereinafter called the grantee.

(Wherever used herein the terms "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 corporation)

Witnesseth That the grantor, for and in consideration of the sum of \$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.

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 the prior year

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:

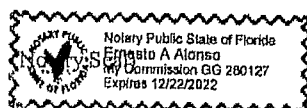
[Signature]
Witness
DAVID WATSON
Printed Name:

[Signature]
Armando C. Salazar

MARIADOLGA SANCHEZ
Witness:
MARIADOLGA SANCHEZ
Printed Name:

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 28 day of August, 2019 by Armando C. Salazar, A Single Person personally known to me or if not personally known to me, who produced Driver's License for identification and who did not take an oath.



[Signature]
Notary Public

Exhibit "A"

Parcel 1

A part of the SW 1/4 of Section 32, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the Northeast corner of said SW 1/4 and run S.87°20'19"W, along the North line thereof, 660.02 feet to a 5/8 inch iron rod LS 4708; thence continue S.87°20'19"W., along said North line a distance of 330.51 feet to a 5/8 inch iron rod LS 4708 and the Point of Beginning, thence continue S.87°20'19"W, along said North line a distance of 330.52 feet to a 5/8 inch iron rod LS 4708 on the West line of the East 1/2 of said S.W. 1/4, thence S.02°20'46"E., along said West line a distance of 1319.24 feet to the N.W. corner of the S.E. 1/4 of the S.W. 1/4 of said Section 32; thence N.87°20'12"E., a distance of 330.30 feet to a 4 inch concrete monument LS 4708, thence N.02°20'11"W., a distance of 1319.23 feet to the Point of Beginning.

Parcel 2

A part of the SW 1/4 of Section 32, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the Northeast corner of said SW 1/4 and run S.87°20'19"W., along the North line thereof, 660.02 feet to a 5/8 inch iron rod LS 4708 and the Point of Beginning, thence S.02°19'51"E., a distance of 1319.22 feet to a 5/8 inch iron rod LS 4708; thence S.87°20'12"W., a distance of 330.38 feet to a 4 inch concrete monument LS 4708; thence N.02°20'11"W, a distance of 1319.23 feet to said North line; thence N.87°20'19"E., along said North line a distance of 330.51 feet to the Point of Beginning.

Together with the right of ingress and egress over and across a 30.00 foot strip of land whose centerline is more particularly described as: Commence at the Northeast corner of the SW 1/4 of Section 32, Township 6 South, Range 16 East, Columbia County, Florida, and run S.87°20'19"W., along the North line thereof, 660.02 feet for a Point of Beginning of said centerline; thence S.2°19'51"E, along said centerline, 1980.19 feet to the Point of Termination of said centerline.

Together with Easement for ingress and egress as recorded in Official Records Book 1173, Page 882 of the public records of Columbia County, Florida.

Above described Parcel 1 and Parcel 2 are subject to existing Public Road Right-of-Way for SW Jordan Street