

Prepared by and return to:

**Jose I. Moreno**  
Attorney at Law  
**Jose I. Moreno PA**  
240 NW 76th Drive, Suite D  
Gainesville, FL 32607  
File Number: 22-261S

Inst: 202212015072 Date: 08/03/2022 Time: 10:49AM  
Page 1 of 5 B: 1472 P: 1370, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *el*  
Deputy ClerkDoc Stamp-Deed: 4683.00

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## Warranty Deed

**This Warranty Deed** made this \_\_\_\_ day of July, 2022 between **Michael Wesley Schmidt, a single man, and Joan Marie Schmidt, a single woman, and Cristine Evanell Schmidt, a single woman and Cristopher Henry Schmidt Romero a/k/a Christopher Henry Schmidt, a single man** whose post office address is 816 Roseview Drive, Nashville, TN 37206, grantor, and **Billy Steedley and Rebecca Steedley, husband and wife** whose post office address is 2398 SW Howell Street, Lake City FL, 32024, grantee:

(Whenever 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 corporations, trusts and trustees)

**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:

**PARCEL 1:**

Commence at the Southwest corner of the Southwest 1/4 of Southeast 1/4, Section 5, Township 6 South, Range 17 East, Columbia County, Florida; thence run North 0 degrees 18 minutes 57 seconds East along the Forty line, 790.24 feet to an iron pipe on the South right of way of a County Graded Road; thence run North 64 degrees 20 minutes 35 seconds East, 370.96 feet to an iron pipe; thence run South 0 degrees 15 minutes 36 seconds West, 950.00 feet to an iron pipe on the section line; thence run South 89 degrees 54 minutes 48 seconds West, 334.60 feet back to the Point of Beginning.

**LESS AND EXCEPT** right of way as recorded in Official Records Book 1357, Page 1019, of the aforesaid records.

Parcel Identification Number: 05-6S-17-09611-005

And

**PARCEL 2:**

The West 1/2 of the Northeast 1/4, Section 8, Township 6 South, Range 17 East, Columbia County, Florida, **LESS AND EXCEPT** all existing roads and rights of way.

Parcel Identification Number: 08-6S-17-09623-000

**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, 2021**.

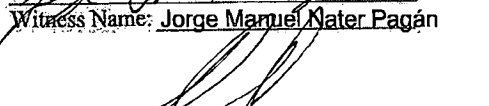
**Affidavit: -6,672-**

**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:

  
Witness Name: Jorge Manuel Nater Pagan

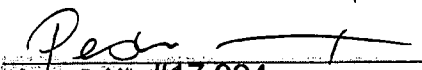
 (Seal)  
Cristine Evanell Schmidt

  
Witness Name: Luis Ismael San Miguel Montijo

Country of Puerto Rico  
County of Manati

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of July, 2022 by Cristine Evanell Schmidt, who ☐ is personally known or ☒ has produced a driver's license as identification.

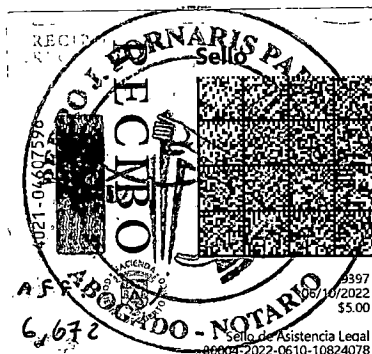


  
Notary Public #17,394

Printed Name: Pedro José Fornaris Paravisini

My Commission  
Expires:

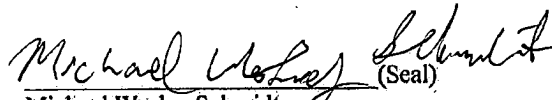
-Indefinite-

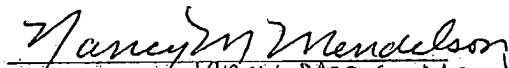


**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Danielle Nethe Mendelson

 (Seal)  
Michael Wesley Schmidt

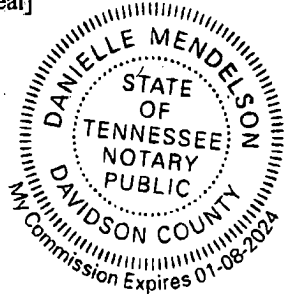
  
Witness Name: Nancy Moses Mendelson

State of Tennessee

County of DAVIDSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2022 by Michael Wesley Schmidt, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Danielle Mendelson

My Commission  
Expires: 01-08-2024

**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:

Witness Name: Erika Jazmin Marquez Montes

Cristopher Henry Schmidt Romero  
Cristopher Henry Schmidt Romero

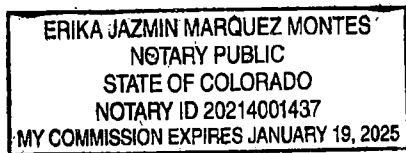
Witness Name: Victor M. Herron

State of Colorado

County of Arapahoe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2022 by Cristopher Henry Schmidt Romero, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name

My Commission  
Expires:

Erika Jazmin Marquez Montes  
Jan 19, 2025

**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:

Rebecca Bursik  
Witness Name: Rebecca Bursik

Joan Marie Schmidt (Seal)  
Joan Marie Schmidt

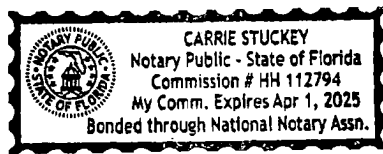
Carrie Stuckey  
Witness Name: Carrie Stuckey

State of Florida

County of Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of July, 2022 by Joan Marie Schmidt, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Carrie Stuckey  
Notary Public

Printed Name: Carrie Stuckey

My Commission  
Expires:

4-1-2025