

Prepared by:

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

Inst: 202112010728 Date: 05/27/2021 Time: 11:37AM
Page 1 of 2 B: 1438 P: 1788, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 1988.00

4-10687

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 25th day of May, 2021, by Marlin M. Feagle and his wife, Diane M. Feagle, hereinafter called the grantor, to Blerim Dibra and his wife, Heather Dibra whose address is: 1715 South Broadway, Minot, ND 58701 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:

The Northwest 1/4 of the Northwest 1/4 of Section 12, Township 5 South, Range 17 East, Columbia County, Florida; as lies North of SE High Falls Road

Subject to any Right-of-Way Easements, and/or Utility Lines over and across the above Subject property.

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:

Terri B. Brown

Witness:

Terri B. Brown
Printed Name:

Jami Lee

Witness:

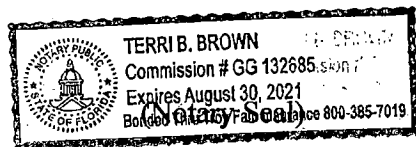
Jami Lee
Printed Name:

Marlin M. Feagle
Marlin M. Feagle

Diane M. Feagle
Diane M. Feagle

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of May, 2021 by Marlin M. Feagle and his wife, Diane M. Feagle personally known to me or, if not personally known to me, who produced _____ as identification.



Terri B. Brown

Notary Public