

Prepared by:

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

4-10692

Inst: 202112012076 Date: 06/16/2021 Time: 12:45PM
Page 1 of 4 B: 1440 P: 157, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 3850.00

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 14th day of June, 2021, by Tiffany Anne Libasci, A/K/A Tiffany Anne French, A/K/A Tiffany French, a Single Person, hereinafter called the grantor, to Joshua J. Russell and his wife, Stacey M. Russell, whose address is: 4642 Twelve Oaks Ct. Jacksonville, FL 32210 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:


Witness: Hately Shallow
Printed Name:


Tiffany Anne Libasci, A/K/A Tiffany Anne French, A/K/A Tiffany French


Witness: Jordan A. Hallock
Printed Name:

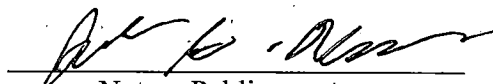
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of June, 2021 by Tiffany Anne Libasci, A/K/A Tiffany Anne French, A/K/A Tiffany French, A Single Person, personally known to me or, if not personally known to me, who produced DL as identification.



(Notary Seal)

Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123293
Expires 4/27/2025


Notary Public

4-10692

Exhibit "A"

PARCEL "A"

A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 3 AND RUN THENCE N 00°13'01" W, ALONG THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 3, A DISTANCE OF 307.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°13'01" W, STILL ALONG SAID EAST LINE, 344.65 FEET; THENCE S 87°08'10" W, 354.10 FEET; THENCE S 31°55'04" E, 55.00 FEET; THENCE S 87°08'10" W, 198.61 FEET; THENCE S 38°34'03" E, 346.52 FEET; THENCE N 89°53'30" E, 308.22 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

PART OF THE NW 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SW 1/4 OF THE NW 1/4 OF SAID SECTION 3; THENCE N 00°13'01" W, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, A DISTANCE OF 222.32 FEET TO THE POINT OF BEGINNING; THENCE S 64°35'23" W, 307.47 FEET; THENCE N 89°46'59" W, 143.73 FEET; THENCE N 38°34'03" W, 494.41 FEET; THENCE N 63°43'33" E, 228.74 FEET; THENCE S 38°34'03" E, 346.52 FEET; THENCE N 89°53'30" E, 30.00 FEET; THENCE S 00°13'01" E, 85.00 FEET; THENCE N 89°53'30" E, 278.22 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

PART OF THE NW 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SW 1/4 OF THE NW 1/4 OF SAID SECTION 3; THENCE N 00°13'01" W, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, A DISTANCE OF 222.32 FEET TO THE POINT OF BEGINNING; THENCE N 89°53'30" E, 20.00 FEET; THENCE N 00°13'01" W, 85.00 FEET; THENCE S 89°53'30" W, 298.22 FEET; THENCE S 00°13'01" E, 85.00 FEET; THENCE S 89°53'30" E, 278.22 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 3; THENCE N 00°13'01" W, ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, A DISTANCE OF 307.32 FEET; THENCE CONTINUE N 00°13'01" W, STILL ALONG SAID EAST LINE, 344.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°13'01" W, 226.18 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF A TRACT OF LAND BELONGING TO FREDERICK HILL (SAID TRACT BEING 775 FEET NORTH AND SOUTH BY 285 FEET EAST AND WEST); THENCE S 88°23'33" W, ALONG THE SAID EXTENSION AND SOUTH LINE, 163.29 FEET; THENCE S 00°10'4" W, TO THE NORTH LINE OF LANDS OF JOHN WINDHAM, 229.73 FEET; THENCE N 87°08'10" E, ALONG SAID NORTH LINE OF WINDHAM, 164.30 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

PART OF THE NW 1/4 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 3; THENCE N 00°13'01" W ALONG THE WEST LINE OF SAID SE 1/4

OF THE NW 1/4 A DISTANCE OF 307.32 FEET TO THE POINT OF BEGINNING; THENCE N 89°53'30" E, 100.00 FEET; THENCE N 00°13'01" W, 365.27 FEET TO THE SOUTH LINE OF LANDS OF MARTY LAW; THENCE S 89°42'51" W, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION, 100.00 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE; THENCE S 00°13'01" E, ALONG SAID WEST LINE, 364.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR ALL KINDS OF PEDESTRIAN AND VEHICULAR TRAFFIC AND FOR UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

A 30 foot strip of land lying to the left of the following described line: Commence at the SE corner of SW 1/4 of NW 1/4 of Section 3, Township 4 South, Range 17 East, Columbia County, Florida, thence N 00°13'01" W, along the East line of said SW 1/4 of the NW 1/4 a distance of 222.32 feet; thence S 64°35'23" W, 156.00 feet to the Point of Beginning; thence continue S 64°35'23" W, 93.99 feet to the point of curve of a curve concave to the southeast, having a radius of 540.00 feet and a central angle of 32°55'09"; thence run Southwesterly along the arc of said curve, having a chord bearing and distance of S 48°11'25" W - 306.01 feet, an arc distance of 310.26 feet; thence S 31°43'54" W, 359.06 feet to the point of curve of a curve concave to the East, having a radius of 790.00 feet and a central angle of 09°52'01"; thence run Southerly along the arc of said curve, having a chord bearing and distance of S 26°47'53" W - 135.88 feet, an arc distance of 136.05 feet; thence S 21°51'53" W, 118.68 feet to the point of curve of a curve concave to the Northwest, having a radius of 185.00 feet and a central angle of 68°35'02"; thence run Southeasterly along the arc of said curve, having a chord bearing and distance of S 56°09'23" W - 208.46 feet, an arc distance of 221.45 feet; thence N 89°33'06" W, 388.32 feet to the East right of way of SE Country Club Road and the Point of Termination.