

Return to: (enclose self-addressed stamped envelope)

Warranty Deed

Name: Janet L. Creel  
216 S. W. Hillcrest Street  
Lake City, Florida 32024

This Instrument Prepared By:  
J. Daniel Marsee, Attorney  
Post Office Box 2007  
Lake City, Florida 32056-2007

Inst: 202112004140 Date: 03/05/2021 Time: 3:43PM  
Page 1 of 2 B: 1431 P: 2496, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 0.70

Property Appraiser's Parcel Identification  
(Folio Number): 08836-005

Grantee's Social Security Number:  
Janet L. Creel: \_\_\_\_\_

-Recording Data-

**THIS WARRANTY DEED**, Executed the 26TH day of February, 2021, by JANET L. CREEL, a single person and grandmother of the Grantee herein, hereinafter called the Grantor, to DANIEL JOHN-AUBREY SWEAT, a single person and grandson of the Grantor herein, whose address is 213 S. W. Edgewood Lane, Lake City, Florida 32025, 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 corporations, wherever the context so admits or requires.)

**Witnesseth**, That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in the County of **Columbia**, State of **Florida**, to-wit:

**DESCRIPTION:**

PART OF THE SW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT A CONCRETE MONUMENT MARKING THE SW CORNER OF THE EAST  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.00 DEGREES 51'02"W., ALONG THE MONUMENTED WEST LINE OF SAID EAST  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$ , A DISTANCE OF 670.26 FEET TO A CONCRETE MONUMENT ON THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF SW HILLCREST STREET, A PUBLIC RIGHT-OF-WAY; THENCE N.88 DEGREES 14'01"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 139.82 FEET TO A CONCRETE MONUMENT, LS 5757; THENCE S.01 DEGREES 23'38"E., 315.02 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING THE MONUMENTED SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 942, PAGE 615, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA. THENCE N.88 DEGREES 17'08"E., ALONG THE MONUMENTED SOUTH LINE OF SAID LANDS AND IT'S EASTERLY EXTENSION, 153.63 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.14 DEGREES 34'06"E., 360.35 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.87 DEGREES 41'20"W., 381.72 FEET TO THE POINT OF BEGINNING. DESCRIBED LANDS CONTAIN 3.77 ACRES, MORE OR LESS.

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Grantors: Janet L. Creel

Grantee: Daniel John-Aubrey Sweat

Real Property: Located in Section 28 Township 4 South, Range 17 East, Columbia County, Florida; 3.77 acre, more or less.

N. B.: Legal description provided by Grantee. No title search requested or completed. The Grantor herein is the grandmother of the Grantee herein.

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 Grantee is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant 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 for taxes accruing subsequent to December 31.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Carl Ryan Swain

Witness Signature

Carl Ryan Swain

Printed Name of Witness

Bettina H. Sivyier

Witness Signature

Bettina H. Sivyier

Printed Name of Witness

Janet L. Creel

Janet L. Creel, Grantor

216 S. W. Hillcrest Street

Lake City, Florida 32024

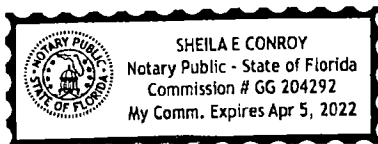
Social Security Number: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared: JANET L. CREEL, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. \_\_\_ Said person is personally known to me, or \_\_\_ Said person provided the following type of identification:

Witness my hand and official seal in the County and State last aforesaid this 26<sup>th</sup> day of February, 2021.

(NOTARIAL  
SEAL)



Sheila E. Conroy  
Signature of Notary Public

Sheila E. Conroy  
Printed Name of Notary Public

My commission expires: 4/5/2022