

Return to:
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This instrument prepared
under the supervision of:

Jennifer Booth
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers' Public Identification (Folio) No.:
R03903-002

Our File No.: 83-21-0444

WARRANTY DEED

This Warranty Deed made this 26th day of May, 2021 by Elizabeth Waidock and Alan Waidock, as husband and wife, whose mailing address is 2851 Wagon Ct, St. Cloud, FL 34772, hereinafter called the grantor(s), to James F Cardin and Kimberly L Cardin, as husband and wife, whose post office address is 2488 Hibiscus Ave, Middleburg, FL 32068, 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the grantee all that certain land situate in Columbia County, State of Florida, viz:

PARCEL NO. ONE (1) OF AN UNRECORDED SUBDIVISION SITUATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AS SURVEYED BY ALACHUA COUNTY LAND SURVEYORS, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE AFOREMENTIONED SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST FOR THE POINT OF BEGINNING AND RUN S 04 DEGREES 32 MIN. 10 SEC. E. ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 264.45 FEET TO A STEEL ROD AND CAP; THENCE RUN N 87 DEGREES 52 MIN. 32 SEC. E, A DISTANCE OF 825.28 FEET TO A CONCRETE MONUMENT; THENCE RUN N 01 DEGREES 32 MIN. 10 SEC. W, A DISTANCE OF 264.45 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SAID SECTION 21; THENCE RUN S 87 DEGREES 52 MIN. 32 SEC. W, ALONG SAID NORTH LINE, A DISTANCE OF 825.28 FEET TO THE POINT OF BEGINNING.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2024 and subsequent years, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER, with all the tenements, hereditaments and appurtenances therein 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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:

[Signature]
First witness signature

Bernard L. Walsh
Printed Signature

Mary M. Usheright
Second Witness Signature

Mary M. Usheright
Printed Signature

State of Florida

County of Osceola

[Signature]
Elizabeth
Elizabeth Waldoock

Alan Waldoock
Alan Waldoock

This foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of May, 2021 by Elizabeth Waldoock and Alan Waldoock, who has produced FL DL's as identification or is personally known to me, to be the persons who executed.

Notary Public, State of Florida

Seal

