

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

The preparer of this instrument has performed
no title examination nor has the preparer issued
any title insurance or furnished any opinion
regarding the title, existence of liens, the
quantity of lands included, or the location of
the boundaries. The names, addresses, tax
identification numbers and legal description
were furnished by the parties to this instrument.

Inst: 202412004754 Date: 03/06/2024 Time: 11:45AM
Page 1 of 3 B: 1509 P: 2231, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS INDENTURE, made this 5th day of March, 2024, between **OLIVER W. SAULSBY** and his wife **WILLIE H. SAULSBY**, whose mailing address 196 NW Saulsby Gln., Lake City, Florida 32055, party of the first part, Grantor, **DEBORAH S. TAYLOR**, whose mailing address 196 NW Saulsby Gln., Lake City, Florida 32055 party of the second part, Grantee,

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable considerations, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situated in Columbia County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Tax Parcel No.: 01-3S-15-00127-000 (3200) Parent Parcel

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, 2023.

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:

Marlin Feagle
Witness Signature

MARLIN FEAGLE

Print or type name

Address: 153 NE Madison St.
Lake City, FL 32055

Oliver W. Saulsby (SEAL)
OLIVER W. SAULSBY

Toni Lee
Witness Signature

Toni Lee

Print or type name

Address: 702 Box 173
Lake City, FL 32056

Willie H. Saulsby (SEAL)
WILLIE H. SAULSBY

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 5th day of March, 2024, by **OLIVER W. SAULSBY and his
wife WILLIE H. SAULSBY**, who ☒ are personally known to me or ☐ has produced a Florida
driver's license as identification.

(NOTARIAL
SEAL)



Terri B. Brown
Notary Public, State of Florida

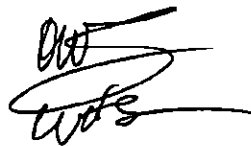
My Commission Expires:

EXHIBIT "A"

The East 205.00 feet of the North 1065.00 feet of the SW 1/4 of NW 1/4 of Section 1, Township 3 South, Range 15 East, Columbia County, Florida. Subject to an Ingress and Egress Easement over and across the North 50.00 feet thereof.

Together with and subject to non-exclusive perpetual easement for ingress and egress over and across the North fifty (50) feet of the South 1/2 of the NW 1/4 of Section 1, Township 3 South, Range 15 East, Columbia County, Florida.

A portion of Tax Parcel No.: 01-3S-15-00127-000 (320)
and Tax Parcel No.: 01-3S-15-00127 (323)

A handwritten signature in black ink, appearing to be "JMS" or similar, with a stylized flourish underneath.