

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parsley Street S.W.
Live Oak, Florida 32064

File Number: 22-0340

General Warranty Deed

Made this October 21, 2022 A.D. By Joseph E. Davis, and Kathy S. Davis, husband and wife, and Jacqueline M. Sheaffer f/k/a Jacqueline M. Davis, a married woman, whose post office address is: 11230 SW 110th Avenue, Dammellon, FL 34432, hereinafter called the grantor, to Phillip McCall, and Rebecca Leigh McCall, husband and wife, whose post office address is: 471 SW Mayo Road, Lake City, Florida 32024, hereinafter called the grantee:

(Whenever used herein the term "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, for and in consideration of the sum of Ten Dollars, (\$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, viz:

THE EAST 445 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 15 EAST, AND RUN THENCE N 1°08'23" E ALONG THE WEST LINE OF SAID SECTION 2, 840.13 FEET TO THE POINT OF BEGINNING; THENCE RUN N 1°08'23" E, 489.70 FEET; THENCE S 89°48'50" E, 1334.28 FEET; THENCE S 1°01'34" W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 489.55 FEET; THENCE N 89°49'10" W, 1335.26 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY IN, UPON AND THROUGH THE FOLLOWING LAND, TO-WIT:

COMMENCE AT THE SOUTHEAST CORNER OF NW 1/4 OF SW 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 15 EAST, AND RUN N 89°48'50" W, 30.00 FEET; THENCE RUN N 1°01'34" E, 326.24 FEET; THENCE RUN S 89°47'24" E, 30.00 FEET; THENCE RUN S 1°01'34" W, 326.24 FEET;

ALSO:

A STRIP OF LAND 30 FEET IN WIDTH LYING EASTERLY OF A LINE DEFINED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SW 1/4 OF SW 1/4, SECTION 2, TOWNSHIP 3 SOUTH, RANGE 15 EAST, RUN THENCE N 1°01'34" E, 296.24 FEET TO THE POINT OF BEGINNING; CONTINUE N 1°01'34" E, 357.98 FEET; RUN THENCE N 36° E, 42 FEET TO THE RIGHT OF WAY LINE OF COUNTY MAINTAINED ROAD AND THE POINT OF TERMINATION. COLUMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: R00138-002

DEED Individual Warranty Deed With Non-Homestead Legal on Face

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 22-0340

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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, 2022.

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:

Essie Mae Williams
AS TO BOTH
Witness Printed Name ESSIE MAE WILLIAMS

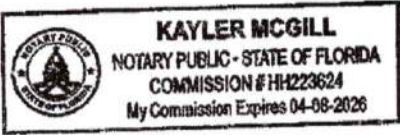
Kayler McGill
AS TO BOTH
Witness Printed Name Kayler McGill

State of Florida
County of Maricopa

Joseph E. Davis (Seal)
Joseph E. Davis
Address:

Kathy S. Davis (Seal)
Kathy S. Davis
Address:

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 21 day of October, 2022, by Joseph E. Davis, and Kathy S. Davis, husband and wife, who is/are personally known to me or who has produced DL as identification.



Kayler McGill
Notary Public
Print Name: Kayler McGill
My Commission Expires: _____

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

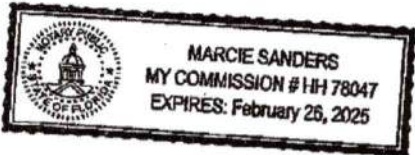
File Number: 22-0340

SHANE A STEPHENS
Witness Printed Name SLA

Sheila Lombardi
Witness Printed Name Sheila Lombardi

State of Florida
County of manen

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 21st day of October, 2022, by Jacqueline M. Sheaffer, f/k/a Jacqueline M. Davis, a married woman, who is/are personally known to me or who has produced FL DL as identification.



Jacqueline M. Sheaffer (Seal)
Jacqueline M. Sheaffer f/k/a Jacqueline M. Davis
Address:

Marcie Sanders
Notary Public
Print Name: Marcie Sanders
My Commission Expires: 02/26/25