

Sale Price
\$285,000.00
Less Stamp
\$1,995.00

This Instrument Prepared by & return to:
Name: **Marla Landin, an employee of
Integrity Title Services, LLC**
Address: **757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 19-05017ML**

Inst: 201912014793 Date: 06/27/2019 Time: 3:33PM
Page 1 of 2 B: 1387 P: 1924, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 1995.00

Parcel I.D. #: **R08913-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 19th day of **June**, A.D. 2019, by **GLORIA LOUISE LAW,**
CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to **JOHN J. LEE and SHANNON**
D. LEE, HIS WIFE, whose post office address is **525 SEFNER COURT, LAKE CITY, FL 32024**, hereinafter called
the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, 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 valuable consideration,
receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm
unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

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 grantees that she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and 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, 2019.

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:

Mary Ann Tomlinson
Witness Signature **MARY ANN TOMLINSON**

Printed Name

Maria M. Landin
Witness Signature **Maria M. Landin**

Printed Name

STATE OF GEORGIA
COUNTY OF

The foregoing instrument was acknowledged before me this 19th day of **June**, 2019, by **GLORIA**
LOUISE LAW, who is known to me or who has produced Driver's License as identification.

Notary Public

My commission expires 9/16/22



Exhibit "A"

A PART OF THE SE 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND A PART OF THE NE 1/4 OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30 AND RUN THENCE S 89 DEGREES 25'49" W, ALONG THE SOUTH LINE OF SAID SECTION 30, 508.97 FEET; THENCE N 01 DEGREES 20'33" W, 12.72 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF SW BEDENBAUGH LANE AND THE POINT OF BEGINNING; THENCE CONTINUE N 01 DEGREES 20'33" W, 1997.13 FEET TO THE NORTH LINE OF THE S 1/2 OF NE 1/4 OF SE 1/4; THENCE S 89 DEGREES 28'26" W, ALONG SAID NORTH LINE, 1005.90 FEET TO THE NW CORNER OF SAID S 1/2 OF NE 1/4 OF SE 1/4; THENCE S 89 DEGREES 22'53" W, ALONG THE NORTH LINE OF THE SE 1/4 OF NW 1/4 OF SE 1/4, 729.69 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF NW 1/4 OF SE 1/4; THENCE S 02 DEGREES 06'24" E, ALONG THE WEST LINE OF SAID SE 1/4 OF NW 1/4 OF SE 1/4, 670.17 FEET TO THE NORTHWEST CORNER OF THE E 1/2 OF SW 1/4 OF SE 1/4; THENCE S 02 DEGREES 04'34" E, ALONG THE WEST LINE OF SAID E 1/2 OF SW 1/4 OF SE 1/4, 446.41 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF SW SEFNER COURT; THENCE S 28 DEGREES 05'33" E, ALONG SAID NORTHEASTERLY RIGHT OF WAY, 1036.24 FEET TO THE AFOREMENTIONED NORTH MAINTAINED RIGHT OF WAY OF SW BEDENBAUGH LANE; THENCE N 87 DEGREES 41'31" E, ALONG SAID NORTH MAINTAINED RIGHT OF WAY, 1254.54 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT EXISTING ROAD RIGHT OF WAY.

SUBJECT TO A 20 FOOT INGRESS AND EGRESS NON-EXCLUSIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 2346 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA ALONG THE EAST SIDE THEREOF.