

THIS INSTRUMENT PREPARED BY
AND RETURN TO

MARTIN A. FEAGLE, ESQUIRE
MARTIN A. FEAGLE, ATTORNEY AT LAW, P.A.
150 N. Madison Street
Room 1053
Lake City, Florida 32056-1453
Florida Bar No. 017348

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

WARRANTY DEED

THIS INDENTURE, made this 9th day of November 2023, between **ASHLEY RANDALL JOHNSON, JR.**, a married person not residing on the property and **ASHLEY SONNY JOHNSON**, a married person not residing on the property whose mailing address is 211 SE Kerce Glen, Lulu, Florida 32061, party of the first part, **ASHLEY RANDALL JOHNSON, III** whose mailing address 6364 SE Pounds Hammock Road, Lulu, Florida 32061 party of the second part, **Granitec**,

That said Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantor in hand paid by said **Granitec**, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said **Granitec**, and **Granitec's** heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

All my undivided interest in the following property:

The South 1/2 of the following described property:

Begin at the Northeast corner of the SW 1/4 of the SW 1/4, Section 33, Township 4 South, Range 18 East, and run thence S 1°30' E, along the East line of said SW 1/4 of SW 1/4, 1097.0 feet; thence S 89°30' W, 212.7 feet to the centerline of a graded road; thence N 1°28' W along said road, 1097.0 feet to the North line of SW 1/4 of SW 1/4; thence N 89°30' E, 211 feet to the **POINT OF BEGINNING**. Containing 4.720 acres, more or less.

N.B. Grantors warrant that at the time of this conveyance, the subject property is not the homestead or either Grantor within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

Tax Parcel No.: 33-4S-18-10531-000 (38662)

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 the presence of:

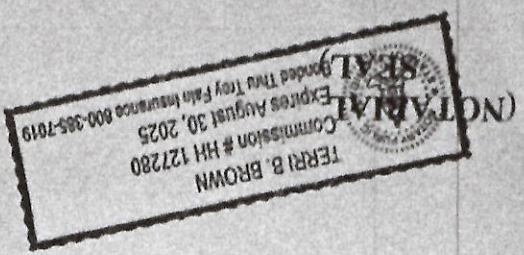
Terri B. Brown
Witness Signature
Terri B. Brown
Print or type name

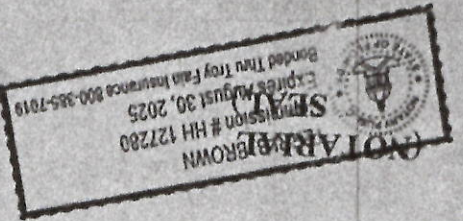
Terri Lee
Witness Signature
Terri Lee
Print or type name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of physical presence or ☐ online notarization this 7th day of November, 2023, by **ASHLEY RANDALL JOHNSON, JR.** who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

Terri B. Brown
Notary Public, State of Florida
My Commission Expires: 8/30/2025





My Commission Expires: 8/30/2025

Notary Public, State of Florida
Deni B. Brown

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of November, 2023, by ASHTON SONNY JOHNSON who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

STATE OF FLORIDA
COUNTY OF COLUMBIA

Print or type name
Deni B. Brown
Witness Signature
Deni B. Brown
Print or type name
Deni B. Brown
Witness Signature
Deni B. Brown

Signed, sealed and delivered
in the presence of:

ASHTON SONNY JOHNSON
(SEAL)