

Prepared by and Return to:
James R. Avery
2909 E. Miller Road
Midland, MI 48640

Inst: 202212011116 Date: 06/06/2022 Time: 3:42PM
Page 1 of 2 B: 1468 P: 1050, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

Property Appraiser's Parcel
ID #:R00350-008

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S)

This Indenture, Made this 28th day of April, 2022 Between James R. Avery, of 2909 E. Miller Road, Midland, Michigan 48640 hereinafter called the "Grantor"*, and James R. Avery and Waneta Jane Avery, as Co-Trustees of the James R. Avery and Waneta Jane Avery Trust dated April 28, 2022, whose post office address is: 2909 East Miller Road, Midland, Michigan 48640 hereinafter called the "Grantee":

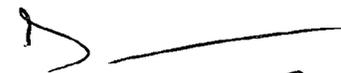
Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Columbia County, Florida, to wit:

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 12, AND RUN ALONG AND WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, NORTH 00 DEG. 41 MIN. 05 SEC. WEST, 1985.97 FEET TO A POINT; THENCE SOUTH 88 DEG. 49 MIN. 53 SEC. WEST, 1324.32 FEET TO A POINT; THENCE SOUTH 88 DEG. 50 MIN. 31 SEC. WEST, 662.48 FEET TO THE POINT OF BEGINNING; THENCE FROM THE TRUE POINT OF BEGINNING, SOUTH 00 DEG. 36 MIN. 27 SEC. EAST, 662.03 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG AND WITH SAID SOUTH LINE, SOUTH 88 DEG. 51 MIN. 30

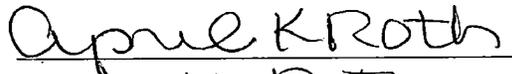
and said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.



Todd M. Gambrell



April K. Roth



James R. Avery

