

sales price 497,500.00
doc 297.50

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 17-12027TL**

Inst: 201712023657 Date: 12/20/2017 Time: 3:44PM
Page 1 of 2 B: 1350 P: 1944, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 297.50

Parcel I.D. #: **R01862-006**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 22nd day of December, A.D. 2017, by **KATHALINE ANN
BERNIER, CONVEYING NON-HOMESTEAD PROEPRTY**, hereinafter called the grantor, to **MICHAEL
MORRISON**, whose post office address is **313 NW BROOK LOOP, LAKE CITY, FL 32055**, hereinafter called the
grantee:

(Wherever used herein the terms "grantor" and "grantee" 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 grantee all that certain land situate in Columbia County, State of Florida, viz:

THE NORTHERLY ONE-HALF (1/2) OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE NORTHEAST (NE) CORNER OF THE SOUTHEAST (SE) QUARTER
(1/4) OF THE SOUTHEAST (SE) QUARTER (1/4), SECTION 34, TOWNSHIP TWO (2) SOUTH,
RANGE 16 EAST AND RUN THENCE SOUTH 88 DEG. 38 MIN. WEST ALONG THE NORTH
LINE OF SAID SOUTHEAST (SE) 1/4 OF THE SOUTHEAST 1/4 656.84 FEET, THENCE
SOUTH 10 DEG. 58 MIN. 53 SEC. WEST 228.46 FEET TO THE SOUTH LINE OF A DIRT
ROAD AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 10 DEG. 58 MIN.
53 SEC. WEST 420.00 FEET; THENCE NORTH 68 DEG. 44 MIN. 47 SEC. WEST, 210 FEET;
THENCE NORTH 10 DEG. 58 MIN. 53 SEC. EAST, 420 FEET TO THE SOUTH LINE OF SAID
DIRT ROAD, THENCE SOUTH 68 DEG. 44 MIN. 47 SEC. EAST 210.00 FEET TO THE POINT
OF BEGINNING, ALL LANDS SITUATE, LYING AND BEING IN COLUMBIA COUNTY,
FLORIDA.

TOGETHER WITH A 1998 HOMES OF MERITT DOUBLE WIDE VIN # FLHMBFP103341927A
AND FLHMBFP103341927B.

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 he is lawfully seized of said land in fee simple; that
he 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, 2017.

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:

Janice Leah Hablas
Witness Signature
Janice Leah Hablas
Printed Name
R Budd
Witness Signature
RITA Budd
Printed Name

Kathaline Ann Bernier L.S.
KATHALINE ANN BERNIER
Address:
52 BANNER SPRINGS CIRCLE, STAFFORD, VA
22554

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22nd day of December, 2017, by KATHALINE ANN BERNIER, who is known to me or who has produced driver's license as identification.



Janice Leah Hablas
Notary Public
My commission expires 30 April 2020