

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3664CC

Parcel Identification No 15-4S-16-02987-002

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WARRANTY DEED

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

This indenture made the 7th day of July, 2020 between Jonathan Baker and Amber Baker, Husband and Wife, whose post office address is **5 Century Drive, Greenville, SC 29607**, of the County of Greenville, State of South Carolina, Grantors, to **Kenneth W. Rhoden and Sylvia M. Rhoden, Husband and Wife**, whose post office address is **3105 SW State Road 247, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

TOWNSHIP 4 SOUTH, RANGE 16 EAST SECTION 15: Commence at the Southeast corner of the NW 1/4 of the NE 1/4. Section 15, Township 4 South, Range 16 East; run thence North 02°10'32" West, 619.39 feet; run thence South 87°49'28" West, 426.38 feet; run thence South 40°35'03" West, 62.28 feet to the Point of Beginning; continue South 40°35'03" West, 109.64 feet; run thence North 49°24'57" West, 397.30 feet; run thence North 40°35'03" East, 109.64 feet; run thence South 49°24'57" East, 397.30 feet to the Point of Beginning lying and being in Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Carolyn F Wynn

WITNESS

PRINT NAME: Carolyn F Wynn

Jonathan Baker

Jonathan Baker

Leisa Jean

WITNESS

PRINT NAME: LEISA JEAN

Carolyn F Wynn

WITNESS

PRINT NAME: Carolyn F Wynn

Amber L. Baker

Amber Baker

Leisa Jean

WITNESS

PRINT NAME: LEISA JEAN

STATE OF South Carolina
COUNTY OF Greenville

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 7th day of July, 2020, Jonathan Baker and Amber Baker, who is/are personally known to me or has/have produced Florida Driver License as identification.

Carolyn F Wynn
Signature of Notary Public 7/7/2020

