

Inst: 202312015603 Date: 08/17/2023 Time: 11:33AM

Page 1 of 2 B: 1497 P: 658, James M Swisher Jr, Clerk of Court

Columbia, County, By: KH

Deputy ClerkDoc Stamp-Deed: 0.70

## **NTY DEED**

ay of August, 2023, between **RUSTY LEMAR KNOWLES**, wife, both conveying homestead SR 47, Lake City, Florida 32024, hereinafter the **BY FRAZIER**, husband and wife, whose post rida 32024, hereinafter the grantees:

” and “grantees” includes all the parties to this assigns of individuals, and the successors and



IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seals the day and year first above written.

Signed sealed and delivered in the presence of:

[Signature]  
Signature of witness

Bruce B. Coatsen  
Print or type name of witness

[Signature]  
Signature of witness

Kyla Larson  
Print or type name of witness

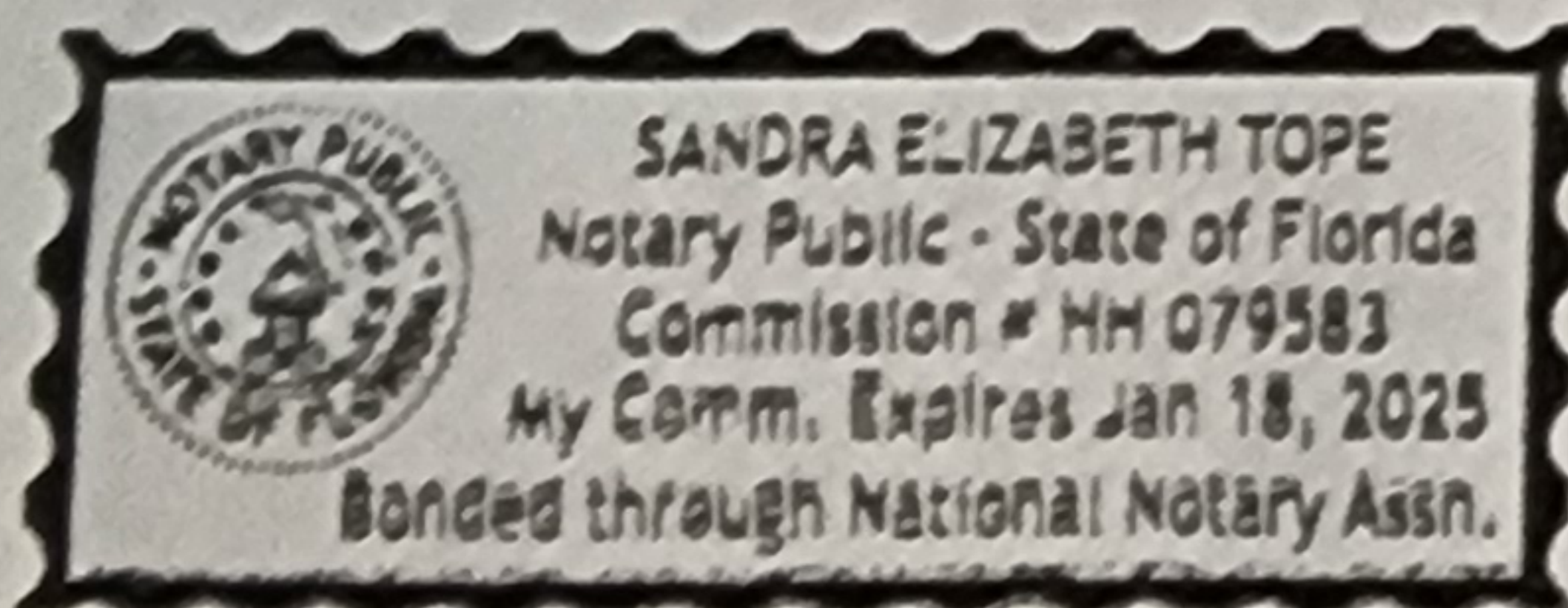
[Signature] (SEAL)  
RUSTY LEMAR KNOWLES

[Signature] (SEAL)  
REGINA WITT KNOWLES

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The forgoing warranty deed was acknowledged before me this 17 day of August, 2023, by RUSTY LEMAR KNOWLES, who is ☒ personally known to me or ☐ has produced as identification the following: \_\_\_\_\_ and REGINA WITT KNOWLES, who is ☒ personally known to me or ☐ has produced as identification the following: \_\_\_\_\_.

(NOTARIAL SEAL)



[Signature]  
Notary Public

Sandra Elizabeth Tope  
Print name of Notary Public  
My Commission Expires:



THIS INSTRUMENT PREPARED BY:  
DANA A. TAYLOR, ESQ.  
POST OFFICE BOX 696  
LIVE OAK, FLORIDA 32064

Inst: 202312015603 Date: 08/17/2023 Time: 11:33AM  
Page 1 of 2 B: 1497 P: 688, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy ClerkDoc Stamp-Deed: 0.70

### WARRANTY DEED

THIS WARRANTY DEED, made the 17 day of August, 2023, between RUSTY LEMAR KNOWLES, husband, and REGINA WITT KNOWLES, wife, both conveying homestead property, whose post office address is 5801 SW SR 47, Lake City, Florida 32024, hereinafter the grantors, and FRANKLIN FRAZIER and ABBY FRAZIER, husband and wife, whose post office address is 5861 SW SR 47, Lake City, Florida 32024, hereinafter the grantees:

(Whenever used herein the term "grantors" and "grantees" includes all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, That the grantors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grant, bargain, sell, remise, release, convey and confirm unto the grantees, all the following described land, situate, lying and being in Columbia County, Florida, to-wit:

A parcel of land lying in the SW  $\frac{1}{4}$  of Section 36, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows:

Commence at the SE Corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of said Section 36; thence on the south boundary thereof, S88°52'47" West, as distance of 484.21 feet to the POINT OF BEGINNING; thence continue on said south boundary, S88°52'47"W, a distance of 75.41 feet; thence N31°09'59"W, a distance of 179.30 feet to the Southeasterly Right-of-Way line of State Road No. 47, thence on said right-of-way line, N55°42'10"E, a distance of 103.15 feet; thence S21°33'14"E, a distance of 225.86' feet to the POINT OF BEGINNING.

Containing 0.4 acres, more or less.

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

TO HAVE AND TO HOLD, the same in fee simple as joint tenants with right of survivorship forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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.