

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 2019-3124CC
Parcel Identification No 30-5S-16-03742-000, 30-5S-16-03742-004

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WARRANTY DEED

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

This indenture made the 18th day of October, 2019 between Richard Pierce Lombard and Lattissia Lombard, Husband and Wife, whose post office address is **3407 Skipper Bridge Road, Valdosta, GA 31605**, of the County of Lowndes, State of Georgia, Grantors, to **Scott A. Stockdale and Teresa A. Stockdale, Husband and Wife**, whose post office address is **4021 SW Ichetucknee Avenue, 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:

Parcel A – 30-5S-16-03742-000

Commence at the SW corner of Section 30, Township 5 South Range 16 East, Columbia County Florida and run N. 89°40'46" E., along the south line of said Section 30, a distance of 40.00 feet to a concrete monument, LS 4303, on the East right-of-way line of SW Ichetucknee Avenue (a.k.a. County Road 238, an 80.00 foot public right-of-way as now established) and the point of beginning; thence run N. 00°30'05" W., along said east right-of-way line, 491.64 feet to a 5/8" iron rod, LS 4708; thence N. 89°40'46" E., 147.60 feet to a 5/8" iron rod, LS 4708; thence N 00°30'05" W., 147.60 feet to a 5/8" iron rod, LS 4708; thence N. 89°40'46" E., 737.82 feet to a 5/8" iron rod, LS 4708; thence S. 00°32'07" E., 639.25 feet to a 5/8" iron rod, LS 4708, set on the aforementioned South line of Section 30; thence S. 89°40'46" W., along said South line, 885.80 feet to the point of beginning. Together with and subject to a 30.00 foot wide ingress and egress easement whose centerline is described as follows:

Commence at the Southwest corner of Section 30, Township 5 South, Range 16 East, Columbia County, Florida, and run N. 89°40'46"E., along the South line of said Section 30, 40.00 feet to a concrete monument, LS 4303, on the East right-of-way line of SW Ichetucknee Avenue (a.k.a. County Road 238, and 80.00 foot public right-of-way as now established); thence run N. 00°30'05" W., along said East right-of-way line, 639.24 feet to the point of beginning of said centerline of the herein described 30.00 foot wide ingress and egress easement; thence N. 89°40'46" E., 885.42 feet to a 5/8" iron rod, LS 4708, marking the point of termination of said easement centerline. The side lines of the above described easement are to be extended or shortened as necessary to create a continuous 30.00 foot wide easement for ingress and egress access to SW Ichetucknee Avenue.

Together with a 2008 HOMI Triple Wide Mobile Home, VIN FL26100PHB300575A, FL26100PHB300575B and FL26100PHB300575C. The titles for the mobile home have been retired in accordance with section 319.261, Florida Statutes.

Parcel B – 30-5S-16-03742-004

SW 1/4 of SW 1/4 less and except 5 acres in the NE corner of the SW 1/4 of SW 1/4 and less and except 5 acres in the NW corner of the SW 1/4 of SW 1/4, in Section 30, Township 5 South, Range 16 East, Columbia County, Florida.

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

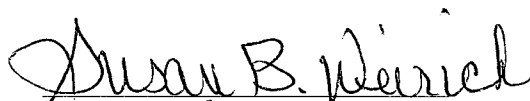
Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

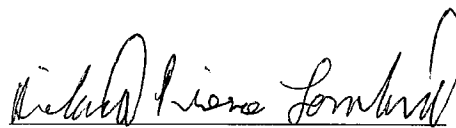
TO HAVE AND TO HOLD the same in fee simple forever.

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:*


WITNESS Susan B. Weirich


Richard Pierce Lombard


WITNESS Robert S. Stewart


Lattissia Lombard

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18 day of October, 2019, by Richard Pierce Lombard and Lattissia Lombard, who are personally known to me or have produced

Driver's License as identification.


Signature of Notary Public

Robert S. Stewart

