

Prepared by and return to:
Morgan & Getzan, PLLC
 234 East Duval Street
 Lake City, Florida 32055

Grantees:
**John David Boyd and Rebecca
 Lynn Boyd, husband and wife**

Parcel Identification Number:
35-4S-16-03277-001

Inst: 202212016678 Date: 08/25/2022 Time: 9:13AM
 Page 1 of 2 B: 1474 P: 247, James M Swisher Jr, Clerk of Court
 Columbia, County, By: VC *VC*
 Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed made this 25th day of August, 2022, between **DONALD B. HARDEN and ELAINE P. HARDEN, husband and wife**, whose post office address is ~~518 SE High Falls Road, Lake City, Florida 32025~~ (herein Grantors), and **JOHN DAVID BOYD and REBECCA LYNN BOYD, husband and wife**, whose post office address is 497 SW Lunsford Terrace, Lake City, Florida 32024, (hereinafter Grantees).

WITNESSETH: That the Grantors, for and in consideration of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in **Columbia County, Florida:**

Commence at a concrete monument (P.L.S. 1950) marking the NE corner of the SE 1/4 of the NE 1/4, Section 35, Township 4 South, Range 16 East, Columbia County, Florida and run S.87°59'11"W, 1029.49 feet to an iron rod and cap (L.B. 7683); thence S.00°09'55"W, 631.69 feet to an iron rod and cap (L.B. 7042); thence S.87°59'18"E, 376.86 feet; thence N.04°24'44"E, 120.94 feet to the POINT OF BEGINNING; thence continue N.04°24'44"E, 209.78 feet; thence S.86°42'36"W, 225.44 feet; thence S.05°02'39"W, 187.86 feet; thence S.87°41'33"E, 225.63 feet to the POINT OF BEGINNING. Containing 1.02 acres, more or less.

Together with an easement for ingress and egress being more particularly described as follows:

Commence at a concrete monument (P.L.S. 1950) marking the NE corner of the SE 1/4 of the NE 1/4, Section 35, Township 4 South, Range 16 East, Columbia County, Florida and run S.87°59'11"W, 1029.49 feet to an iron rod and cap (L.B. 7683); thence S.00°09'55"W, 631.69 feet to an iron rod and cap (L.B. 7042); thence S.87°59'18"E, 376.86 feet to the POINT OF BEGINNING; thence N.04°24'44"E, 150.96 feet; thence S.87°41'33"E, 30.02 feet; thence S.04°24'44"W, 150.80 feet; thence S.87°59'18"W, 30.03 feet to the POINT OF BEGINNING.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

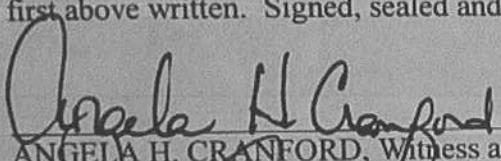
TOGETHER, with all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

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

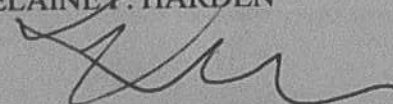
AND Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons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

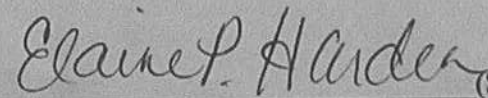
This document was prepared with a property description furnished to the preparer, and without the benefit of any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in the presence of:


ANGELA H. CRANFORD, Witness as to
DONALD B. HARDEN and
ELAINE P. HARDEN

 (SEAL)
DONALD B. HARDEN


HEATHER SWEARS, Witness as to
DONALD B. HARDEN and
ELAINE P. HARDEN

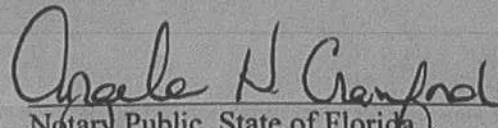
 (SEAL)
ELAINE P. HARDEN

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August 2022, by DONALD B. HARDEN and ELAINE P. HARDEN, husband and wife, who are personally known to me or who have produced as identification and who did not take an oath.




Notary Public, State of Florida

Prepared by and return to:
Morgan & Getzan, PLLC
234 East Duval Street
Lake City, Florida 32055

Grantees:
**John-David Boyd and Rebecca
Lynn Boyd, husband and wife**

Parcel Identification Number:
35-4S-16-03277-001

Inst: 202212016678 Date: 08/25/2022 Time: 9:13AM
Page 1 of 2 B: 1474 P: 247, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

This Warranty Deed made this 25th day of August, 2022, between **DONALD B. HARDEN and ELAINE P. HARDEN, husband and wife**, whose post office address is 518 SE High Falls Road, Lake City, Florida 32025 (herein Grantors), and **JOHN DAVID BOYD and REBECCA LYNN BOYD, husband and wife**, whose post office address is 497 SW Lunsford Terrace, Lake City, Florida 32024, (hereinafter Grantees).

WITNESSETH: That the Grantors, for and in consideration of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in **Columbia County, Florida:**

Commence at a concrete monument (P.L.S. 1950) marking the NE corner of the SE 1/4 of the NE 1/4, Section 35, Township 4 South, Range 16 East, Columbia County, Florida and run S.87°59'11"W, 1029.49 feet to an iron rod and cap (L.B. 7683); thence S.00°09'55"W, 631.69 feet to an iron rod and cap (L.B. 7042); thence S.87°59'18"E, 376.86 feet; thence N.04°24'44"E, 120.94 feet to the POINT OF BEGINNING; thence continue N.04°24'44"E, 209.78 feet; thence S.86°42'36"W, 225.44 feet; thence S.05°02'39"W, 187.86 feet; thence S.87°41'33" E, 225.63 feet to the POINT OF BEGINNING. Containing 1.02 acres, more or less.

Together with an easement for ingress and egress being more particularly described as follows:

Commence at a concrete monument (P.L.S. 1950) marking the NE corner of the SE 1/4 of the NE 1/4, Section 35, Township 4 South, Range 16 East, Columbia County, Florida and run S.87°59'11"W, 1029.49 feet to an iron rod and cap (L.B. 7683); thence S.00°09'55"W, 631.69 feet to an iron rod and cap (L.B. 7042); thence S.87°59'18"E, 376.86 feet to the POINT OF BEGINNING; thence N.04°24'44"E, 150.96 feet; thence S.87°41'33"E, 30.02 feet; thence S.04°24'44"W, 150.80 feet; thence S.87°59'18"W, 30.03 feet to the POINT OF BEGINNING.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

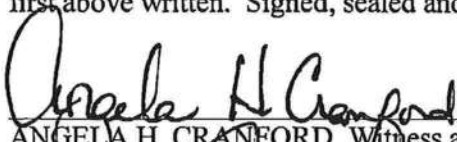
TOGETHER, with all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

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


AND Grantors hereby covenant with said 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 hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

This document was prepared with a property description furnished to the preparer, and without the benefit of any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in the presence of:


ANGELA H. CRANFORD, Witness as to
DONALD B. HARDEN and
ELAINE P. HARDEN

 (SEAL)
DONALD B. HARDEN

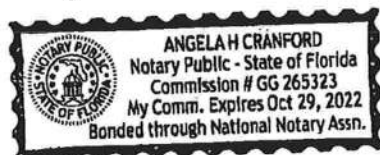

HEATHER SWEARS, Witness as to
DONALD B. HARDEN and
ELAINE P. HARDEN

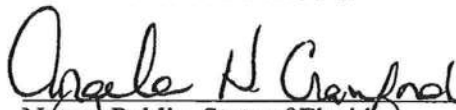
 (SEAL)
ELAINE P. HARDEN

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August 2022, by DONALD B. HARDEN and ELAINE P. HARDEN, husband and wife, who are personally known to me or who have produced N/A as identification and who did not take an oath.




Notary Public, State of Florida