

Prepared By and Return To: Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653

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For the issuance of title insurance, file #: 21-591

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WARRANTY DEED

This Warranty Deed made February 7, 2023 between James M. Lance and Beverly L. Lance, husband and wife, whose address is: 321 Southwest Well Street, Fort White, FL 32038, hereinafter called the grantor, to Margaret Hudson Greene, an unmarried widow, whose post office address is: 782 Southwest Riverside Avenue, Fort White, FL 32038, hereinafter called the grantee:

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

PARCEL 1:

THE NORTHEAST 1/4 OF BLOCK 66, TOWN OF FORT WHITE, SITUATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 47 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 47, SECTION NO. 2902-201.

PARCEL 2:

THE SOUTHEAST 1/4 OF BLOCK 66, TOWN OF FORT WHITE, SITUATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 47 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 47, SECTION NO. 2902-201.

PARCEL 3:

THE WEST 1/2 OF BLOCK 66, TOWN OF FORT WHITE, SITUATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Tax Parcel ID# 00-00-00-14438-000, ID# 00-00-00-14437-000 and ID# 00-00-00-14437-001

Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.

As to Parcel 1 and Parcel 2 - Subject to reservation of all lands outside of any municipality, unto the State of Florida, an easement for State Road Right of Way lying within 55 feet of the centerline of State Road 47 (North 1st Street).

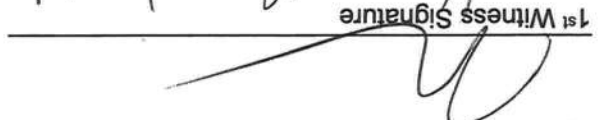
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

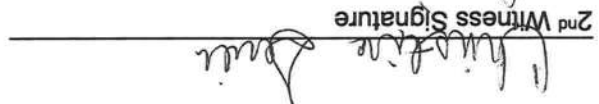
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that land is free of all encumbrances subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

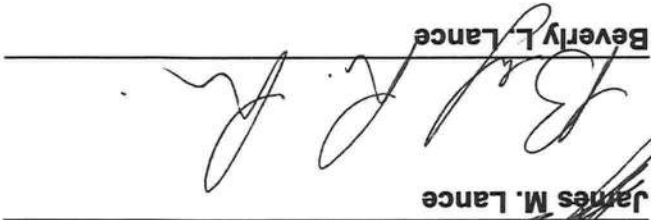
Signed, sealed and delivered in our presence:

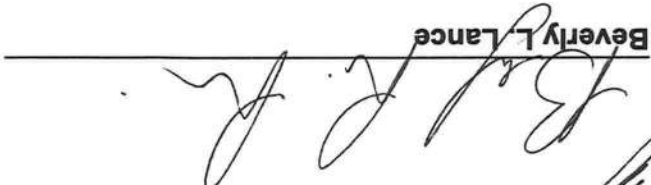
1st Witness Signature


1st Witness Printed Name
Kim Bossardt

2nd Witness Signature


2nd Witness Printed Name
Christina Smith

James M. Lance


Beverly L. Lance


State of Florida
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of (X) physical presence OR () online notarization, on this 09 day of Feb, 2023 by James M. Lance and Beverly L. Lance () who are personally known to me OR () who produced a driver's license as identification.

(Notary Stamp)

Signature of Notary
