

This Instrument Prepared by & return to:

Name: **JEROME CARTER**
Address: **582 SW EMERAL STREET**
LAKE CITY, FLORIDA 32024

Inst: 201912009785 Date: 04/29/2019 Time: 1:45PM
Page 1 of 1 B: 1383 P: 868, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel I.D. #: **R03542-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 26th day of **April**, A.D. **2019**, by **TINEKA G. ENGLISH**,

CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to **JEROME CARTER**, whose post office address is **582 SW EMERAL STREET, LAKE CITY, FL 32024**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

BLOCK(S) 28 AND 33, COLUMBIA CITY, ALONG WITH PARTS OF THE ADJACENT ABANDONED ROAD RIGHT-OF-WAYS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF LOT 15 OF "PECAN ACRES" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 46 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S 89°17'48" W, ALONG THE SOUTH LINE OF SAID "PECAN ACRES", 228.81 FEET; THENCE S 02°28'40" W, 32.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 02°28'40" W, 469.63 FEET; THENCE S 89°17'50" W, 243.37 FEET; THENCE N 02°28'40" E, 469.69 FEET; THENCE N 89°18'38" E, 243.37 FEET TO THE POINT OF BEGINNING.

LEGAL PROVIDED BY GRANTEE

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST SAME.


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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants 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, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

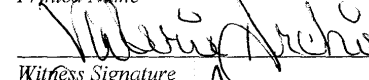
Signed, sealed and delivered in the presence of:



Witness Signature

Dwayne Sea

Printed Name



Witness Signature

VALERIE ARCHIE

Printed Name

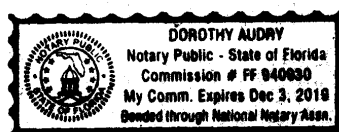


L.S.

TINEKA G. ENGLISH
Address: **3980 W. BROWARD BLVD., APT. #105,**
FT. LAUDERDALE, FL 33312

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 26th day of **April**, **2019**, by **TINEKA G. ENGLISH**, who is known to me or who has produced **Dwayne Sea, Jr.** as identification.





Notary Public
My commission expires **Dec 3rd 2019**