

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
4-11475

Inst: 202212015051 Date: 08/03/2022 Time: 9:57AM
Page 1 of 3 B: 1472 P: 1259, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 297.50

Warranty Deed

THIS WARRANTY DEED made the 7th day of March, 2022, by Richard L. Wright, Jr., and His Wife, Sylvia Ann Wright, Individually and as Trustees of the Richard and Ann Wright Family Revocable Trust, UTD June 16th, 2021 hereinafter called the grantor, to Robert Thibeault and his Wife, Jacqueline Thibeault whose address is: 171 Marker RD, Rotonda West, FL 33947, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Madison Williams
Witness

Madison Williams
Printed Name

Brooke Parrish
Witness

Brooke Parrish
Printed Name

Richard L. Wright, Jr.

Richard L. Wright, Jr., Individually and as
Trustees of the Richard and Ann Wright Family
Revocable Trust, UTD June 16th, 2021

Sylvia Ann Wright

Sylvia Ann Wright, Individually and as Trustees
of the Richard and Ann Wright Family Revocable
Trust, UTD June 16th, 2021

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 7th day of March, 2022, by Richard L. Wright, Jr., and his wife
Sylvia Ann Wright, Individually and as Trustees of the Richard and Ann Wright Family
Revocable Trust, UTD June 16th, 2021, who is personally known to me or who has
produced DL as identification.

(Notary Seal)

Madison Williams
Notary Public



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

4-11475

Exhibit "A"

Parcel No. 03-4S-16-02738-001 (11479):

The West 188 feet of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 4 South, Range 16 East, Columbia County, Florida, lying North of S.W. Deputy Jeff Davis Lane, LESS AND EXCEPT the North 231.70 feet thereof.

Parcel No. 04-4S-16-02745-004 (11596):

Commence at the Northeast corner of Section 4, Township 4 South, Range 16 East, Columbia County, Florida, and run South 01°05'53" East along the East line of said Section 4 a distance of 231.70 feet to the POINT OF BEGINNING; thence continue South 01°05'53" East along said East line of Section 4 a distance of 400.79 feet; thence South 88°54'07" West a distance of 62.00 feet; thence North 07°41'45" East a distance of 405.56 feet to the POINT OF BEGINNING.