

Sales Price \$20,000.00
Doc Stamps \$ 140.00

PREPARED BY & RETURN TO:

Name: SHARON WARD HARRELL

Address: 1142 SW COUNTY ROAD 242
LAKE CITY, FL 32024

Parcel No.: 07592-603

Last: 202212011029 Date: 06/03/2022 Time: 4:18PM
Page 1 of 2 B: 1468 P: 818, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 140.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1ST day of June, 2022, by **MICHAEL VARGA** and **EVA VARGA**, **HUSBAND AND WIFE**, hereinafter called the Grantors, to **SHARON WARD HARRELL**, whose post office address is **1142 SW COUNTY ROAD 242, LAKE CITY, FL 32024**, hereinafter called the Grantee:

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

SEE EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Michael Varga L.S.
Name: MICHAEL VARGA
Address: 375 SW BLANTON LANE, LAKE CITY, FL 32024

Jessica L. Nettle
Witness Signature
Printed Name: Jessica L. Nettle

Eva Varga L.S.
Name: EVA VARGA
Address: 375 SW BLANTON LANE, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1ST day of JUNE, 2022, by MICHAEL VARGA and EVA VARGA, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23

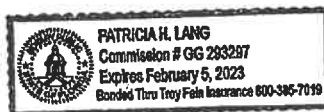


EXHIBIT "A"

Lot 3, Block D of EASTSIDE VILLAGE UNIT 6, according to the Plat thereof as recorded in Plat Book 6, Page(s) 160-162, of the Public Records of COLUMBIA County, Florida.

ALSO:

A part of the NW 1/4 of Section 3, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Begin at the SW Corner of Lot 3 in Block D of Eastside Village Unit 6 as per plat thereof recorded in Plat Book 6, Pages 160-162 of the public records of Columbia County, Florida; thence S 26°30'00" E., along the West line extended of said Lot 3, a distance of 211.90 feet to the centerline of a creek; thence along the centerline of said creek whose is N 55°40'39"E., a distance of 16.41 feet; thence N 72°37'09"E., a distance of 26.37 feet; thence N 51°23'04" E., a distance of 32.97 feet to its intersection with the East line extended of said Lot 3; thence N 26°30'00" W., along said East line a distance of 202.32 feet to the SE corner of said Lot 3; thence S 67°02'18" W., along South line of said Lot 3, a distance of 74.67 feet to the Point of Beginning.