

Prepared by and return to:

Brent E. Baris, P.A.
Brent Baris, Esq.
18731 NW US Highway 441
High Springs, FL 32643
(386) 454-0688
File Number: 21-458D

Parcel Identification No. **16-7S-17-10006-109**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 23 day of September, 2021 between **Michael Dell Martin and Anja Martin, Husband and Wife** whose post office address is **4880 Hansard Drive, Cumming, GA 30040-5735** of the County of Forsyth, State of Georgia, grantor*, and **Octavious McGill, a married man** whose post office address is **7645 Thorn Lee Drive, Lake Worth, FL 33467** of the County of Palm Beach, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 **Alachua County, Florida**, to-wit:

PARCEL 9 OF SUMMERS ACRES:

A parcel of land in Section 16, Township 7 South, Range 17 East, Columbia County, Florida; being more particularly described as follows: Commence at a found 4"x 4" concrete monument 'SRD' at the Northwest corner of said Section 16, Township 7 South, Range 17 East and run thence South 00°15'48" East, along the West line of said Section 16, 80.15 feet to a found 4" x 4" concrete monument 'SRD' on the South right-of-way line of County Road No. 778 (80 foot right-of-way); thence North 89°55'25" East, along said South right-of-way line, 698.08 feet to a set 1/2" rebar & cap 'PLS 4789'; thence South 00°15'48" East, 2608.08 feet to a set 1/2" rebar & cap 'PLS 4789' and the Point of Beginning; thence continue South 00°15'48" East, 652.01 feet to a set 1/2" rebar & cap 'PLS 4789'; thence South 89°55'25" West, 698.08 feet to a set 1/2" rebar & cap 'PLS 4789' on the West line of said Section 16; thence North 00°15'48" West, along said West line, 652.01 feet to a set 1/2" rebar & cap 'PLS 4789'; thence North 89°55'25" East, 698.08 feet to the Point of Beginning.

Subject to and together with an easement for ingress, egress, drainage and public utilities being more particularly described as follows: Commence at a found 4" x 4" concrete monument 'SRD' at the Northwest corner of said Section 16, Township 7 South, Range 17 East and run thence South 00°15'48" East, along the West line of said Section 16, 80.15 feet to a found 4" x 4" concrete monument 'SRD' on the South right-of-way line of County Road No. 778 (80 foot right-of-way); thence North 89°55'25" East, along said South right-of-way line, 668.08 feet to the Point of Beginning; thence South 00°15'48" East, 3910.47 feet to the South line of the North ½ of the Southwest ¼ of said Section 16; thence North 89°38'29" East, along said South line, 60.00 feet; thence North 01°15'48" West, 3910.17 feet to the said South right-of-way line of County Road No. 778; thence South 89°55'25" West, along said South right-of-way line, 60.00 feet to the Point of Beginning.

Subject to drainage easement as shown on the Amended Site Plan prepared by David D. Parrish Land Surveyor, Inc., dated June 3, 2003.

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

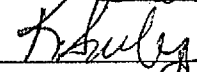
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



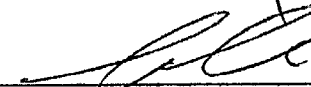
Witness

Printed Name: Chan Monira Men



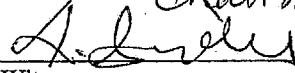
Witness

Printed Name: Krissy Smiley



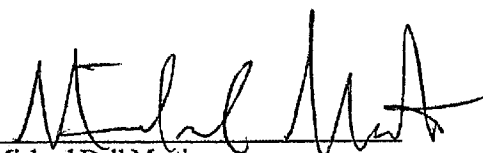
Witness

Printed Name: Chan Monira Men




Witness

Printed Name: Krissy Smiley



Michael Dell Martin



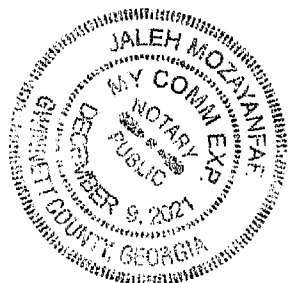
Anja Martin

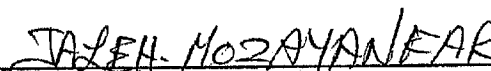
State of Georgia

County of Forsyth

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 93 day of September, 2021 by Michael Dell Martin and Anja Martin who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]




Notary Public
Print Name: Jaleh Mozayanfar
My Commission Expires: Dec 9, 2021