

*sales price &  
doc. 70*

This Instrument Prepared by & return to:  
Name: MICHAEL D. SCHWARTZ  
Address: 116 SW ELIZABETH COURT  
LAKE CITY, FL 32025

Parcel I.D. #: 08529-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Inst: 202012015171 Date: 09/17/2020 Time: 12:03PM  
Page 1 of 2 B: 1419 P: 1508, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KV  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS LIFE ESTATE DEED** Made the 16th day of September, A.D. 2020, by LOUIS SCHWARTZ, A WIDOWER, hereinafter called the grantor, to LOUIS SCHWARTZ, A WIDOWER, whose post office address is, 116 SW ELIZABETH COURT, LAKE CITY, FL 32025, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO MICHAEL C. SCHWARTZ AND MILDRED D. SCHWARTZ, HUSBAND AND WIFE, whose post office address is 116 SW ELIZABETH COURT, LAKE CITY, FL 32025, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" 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 grantees all that certain land situate in Columbia County, State of Florida, viz:

**SEE EXHIBIT "A"**

**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 grantees 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, 2020.

**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:

*Patricia Lang*  
Witness Signature  
PATRICIA LANG

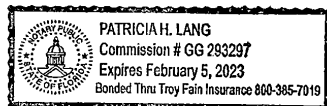
Printed Name  
*Mary Ann Tomlinson*  
Witness Signature  
MARY ANN TOMLINSON

Printed Name

*Louis Schwartz* L.S.  
LOUIS SCHWARTZ  
Address:  
116 SW ELIZABETH COURT, LAKE CITY, FL  
32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of September, 2020, by LOUIS SCHWARTZ, who is known to me or who has produced \_\_\_\_\_ as identification.



*Patricia Lang*  
Notary Public  
My commission expires 2-5-23

**EXHIBIT "A"**

All that certain parcel of land lying and being situated in the County of COLUMBIA, State of Florida,  
to-wit:

**TOWNSHIP 4 SOUTH, RANGE 17 EAST**

SECTION 19: LOT NO. 8 OF BRADY PARK NO. 1 IN THE NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  OF SAID SECTION, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  AND RUN NORTH 0°50' WEST ALONG THE WEST LINE OF SAID NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  25 FEET, THENCE NORTH 88°47' EAST PARALLEL TO THE SOUTH LINE OF SAID NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  146.3 FEET TO THE POINT OF BEGINNING, AND RUN THENCE NORTH 0°50' WEST 131.74 FEET, THENCE NORTH 88°47' EAST 111.48 FEET, THENCE SOUTH 15°46' EAST 136.0 FEET, THENCE SOUTH 88°47' WEST 146.0 FEET TO THE POINT OF BEGINNING. PLAT OF SAID BRADY PARK BEING RECORDED IN OFFICIAL RECORD BOOK 91, PAGE 334, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AND

SECTION 19: LOT NO. 7 OF BRADY PARK NO. 1 IN THE NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  OF SAID SECTION, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  AND RUN NORTH 0°50' WEST ALONG THE WEST LINE OF SAID NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  25 FEET TO THE POINT OF BEGINNING, AND RUN THENCE NORTH 0°50' WEST 131.74 FEET, THENCE NORTH 88°47' EAST PARALLEL TO THE SOUTH LINE OF SAID NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  146.3 FEET, THENCE SOUTH 0°50' EAST 131.74 FEET, THENCE SOUTH 88°47' WEST 146.3 FEET TO THE POINT OF BEGINNING. PLAT OF SAID BRADY PARK BEING RECORDED IN OFFICIAL RECORD BOOK 91, PAGE 334. PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT: WEST 59 FEET OF LOT NO. 7, BRADY PARK NO. 1, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  OF SECTION 19, COLUMBIA COUNTY, FLORIDA, AND RUN NORTH 0°5' WEST 25 FEET FOR THE POINT OF BEGINNING. CONTINUE NORTH 0°50' WEST 131.74 FEET; RUN THENCE NORTH 88°47' EAST 59 FEET; RUN THENCE SOUTH 0°50' EAST 131.74 FEET, MORE OR LESS TO THE NORTH RIGHT-OF-WAY LINE OF WARD ROAD; RUN THENCE SOUTH 88°47' WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF WARD ROAD 59 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

IN COLUMBIA COUNTY, FLORIDA