

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: 20-244

Portion of Parcel Identification No. 021-5S-17-09310-000

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 1st day of June, 2020 between Robert P. Ware and Deborah Ann Ware, husband and wife, a married woman whose post office address is 1206 SW Paul Pearce Lane, Lake City, FL 32024 of the County of Columbia, State of Florida, grantor\*, and Jon Michael Robbins and Tamara Aviles Robbins, husband and wife whose post office address is 13463 Cedar Hammock Way, Jacksonville, FL 32226 of the County of Duval, 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 Columbia County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2020 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 Name: Brent Baris

Witness Name: L. Taylor Gross

Witness Name: Brent Baris

Witness Name: L. Taylor Gross

Deborah Ann Ware (Seal)  
Deborah Ann Ware

Robert P. Ware (Seal)  
Robert P. Ware

State of Florida  
County of Columbia

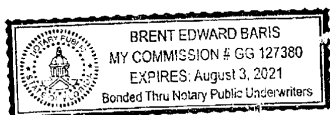
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2020 by Deborah Ann Ware and Robert P. Ware, who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Notary Seal]

Notary Public

Printed Name: Brent Baris

My Commission Expires: 8/2/21



## Exhibit A

A part of lands formerly described in O.R. Book 1287, Page 122, Public Records of Columbia County, Florida.

More particularly described as follows:

Begin at the Southwest Corner of the NW 1/4 of the SW 1/4 of Section 21, Township 5 South, Range 17 East, and run thence North 88°07'02" East along the South line of the NW 1/4 of the SW 1/4 and the South line of the NE 1/4 of the SW 1/4 and the South line of the NE 1/4 of the SE 1/4 of Section 21 a distance of 3337.46 Feet to the Westerly Right-of-way line of Interstate Highway No. 75; Thence North 19°55'06" West along said Westerly Right-of-way line a distance of 2310.03 Feet; Thence South 79°23'14" West a distance of 1616.86 Feet to the Southeast Corner of lands described in O.R. Book 1242, Page 1961, Public Records of Columbia County, Florida; Thence South 88°21'17" West along the South line of said lands, a distance of 660.08 Feet to the West line of said lands; Thence North 01°38'45" West along said West line a distance of 660.41 Feet to the South maintained Right-of-way line of SW Paul Pearce Lane; Thence South 89°11'18" West along said South maintained Right-of-way line a distance of 346.73 Feet to the West line of Section 21; Thence South 01°26'36" East along the West line of the SW 1/4 of NW 1/4 and the West line of the NW 1/4 of the SW 1/4 of said Section 21 a distance of 2620.83 Feet to the Point of Beginning.