

**PLEASE RETURN THIS INSTRUMENT TO:**

**MARLIN M. FEAGLE, ESQUIRE**  
**MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.**  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202112022542 Date: 11/04/2021 Time: 3:06PM  
Page 1 of 2 B: 1451 P: 2133, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 87.50

87.50  
18.50  
106.00

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 4<sup>th</sup> day of November, 2021, between **MARLIN M. FEAGLE** and his wife **DIANE M. FEAGLE**, whose mailing address is 1711 SE County Road 252, Lake City, Florida 32025, party of the first part, Grantor, and **THOMAS E. JOHNSON**, who mailing address is 181 SE Whistle Loop, Lake City, Florida 32025, party of the second part, 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 corporations)

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable considerations, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee all that certain land situated in Columbia County, Florida, to-wit:

Lot 14, Block A, of Century Oak, a subdivision as recorded in Plat Book 4, Pages 68 and 68 -A, Public Recorded of Columbia County, Florida.

Tax Parcel No.: 16-4S-17-08382-364

**N. B.** Subject to easements, reservations, and restrictions of record including matters shown on the subdivision plat.

**N. B.** This deed of conveyance is subject to the following reservations and restrictions:

(a) No portion of the property may be used for a residential or other dwelling for fifteen (15) years from the date of this deed, unless this restriction is removed by Grantor or Grantor's heirs, successors, or assigns.

(b) In the event Grantee elects to sell all or any portion of the property within fifteen (15) years from the date of this deed, Grantor or their heirs, successors, and assigns shall be given a 30 day Right of First Refusal to purchase the property upon the same terms and conditions as any third party purchaser.

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

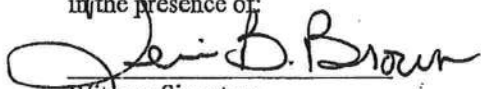
**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND THE GRANTOR, DOES HEREBY COVENANT** with the Grantee, except as above-noted, that at the time of the delivery of this Deed, Grantor has good right and lawful authority to and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor, but not otherwise.


**SUBJECT TO** lien of ad valorem taxes and non-ad valorem assessments accruing after 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:

  
Witness Signature

Terri B. Brown  
Print or type name

  
Witness Signature


Terri B. Brown  
Print or type name

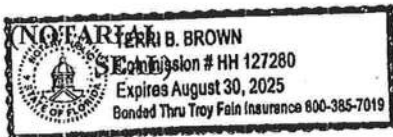
  
MARLIN M. FEAGLE

  
DIANE M. FEAGLE

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4<sup>th</sup> day of November, 2021, by **MARLIN M. FEAGLE and his wife DIANE M. FEAGLE** who are personally known to me or has provided \_\_\_\_\_ as identification.

  
Notary Public, State of Florida



My Commission Expires:

8/30/2025