

PREPARED BY/RETURN TO:
John J. Kendron
PO Box 1178
Lake City, Florida 32056

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. Then Names, Addresses and Legal Description Furnished by Parties to this Instrument.

Inst: 202212002164 Date: 02/03/2022 Time: 12:23PM
Page 1 of 1 B: 1458 P: 1234, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 15th day of February, in the year 2022, between DONALD LITTLE, an unmarried widower, whose post office address is 1859 SW Little Road, Lake City, Florida 32024, as party or parties of the first part, hereinafter called Grantor, and LOGAN MARTINEZ and IRVING MARTINEZ, a married couple, whose post office address is 1542 SW Little Road, Lake City, Florida 32024, a life estate for the natural life of LOGAN MARTINEZ; and upon the death of LOGAN MARTINEZ, the remainder, to DONALD E. LITTLE, JR., whose post office address is 1859 SW Little Road, Lake City, Florida 32024, as parties or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors, and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid at and before the sealing and delivery of this Deed, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever the following described land, lying, situate and being in Columbia County, Florida, to-wit:

TOWNSHIP 5 SOUTH, RANGE 16 EAST

SECTION 1: COMMENCE AT THE SOUTHEAST CORNER OF THE NW¼ OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, FOR THE POINT OF BEGINNING; RUN THENCE N 88°55'15" W, ALONG THE SOUTH LINE OF SAID NW¼, 210 FEET; THENCE N 1°41'37" E, 210 FEET; THENCE S 88°15'15" E, 210 FEET TO THE EAST LINE OF SAID NORTHWEST¼; THENCE S 1°41'37" W ALONG THE EAST LINE OF SAID NW¼, 210 FEET TO THE POINT OF BEGINNING, CONTAINING 1 ACRE, MORE OR LESS.

LESS AND EXCEPT COUNTY MAINTAINED RIGHT-OF-WAY ON LITTLE ROAD, APPROXIMATELY 0.048 ACRES, ALL LYING AND BEING IN SE¼ OF NW¼, SECTION 1, TOWNSHIP 5 SOUTH, RANGE 16 EAST, AND ACCORDING TO AN UNRECORDED SURVEY PLAT OF SAME PREPARED BY W.C. SMITHY, JR., P.L.S., DATED JUNE 4, 1977.

PARCEL NO.: 01-5S-16-03390-005 (16529)

and said Grantor covenants with Grantee that he specially warrants the property conveyed here, and that Grantor and his heirs and personal representatives will forever warrant and defend this property for Grantee and his heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the date written above.

Signed, sealed, and delivered in the presence

of:

Candace Kelly
Witness

Print Name: Candace L. Kelly

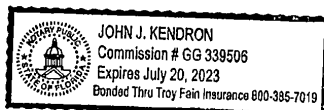
John J. Kendron
Witness

Print Name: John J. Kendron

Donald Little
DONALD LITTLE, Grantor

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 15th day of February, in the year 2022, by DONALD LITTLE, who is personally known to me or who has produced N/A as identification.



John J. Kendron
Notary Public - State of Florida