

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12381

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Inst: 202312016086 Date: 08/23/2023 Time: 1:12PM
Page 1 of 4 B: 1497 P: 2040, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *he*
Deputy Clerk Doc Stamp-Deed: 518.00

Warranty Deed

This Warranty Deed is executed this 22nd day of August, 2023 by Peter W. Giebeig, a single man, whose address is PO Box 1384, Lake City, FL 32056, hereinafter called the grantor, to Patrick Emery and Ashley Emery, husband and wife, whose address is 235 Southwest Ainsley Glen, Lake City, FL 32024, hereinafter called the 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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit:

Parcel 7:

Commence at the NW corner of Section 32, Township 4 South, Range 18 East, Columbia County Florida and run thence S.00°59'27" E., along the West line of said Section 32 a distance of 1517.80 feet to the point of beginning; thence continue S.00°59'27" E., still along said West line 700.70 feet; thence S.26°08'48" E., 414.99 feet to the Northerly right of way line of SE Ebenezer Road; thence N.82°06'58"E., along said Northerly right of way line, 88.32 feet to a point of curve concave Northwesterly having a radius of 72305.68 feet and an internal angle of 00°08'34"; thence run Northeasterly along the arc of said curve on said Northerly right of way line an arc distance of 180.24 feet; said curve being subtended by a chord bearing and distance of N.81°20'15"E., 180.24 feet; thence N.01°13'57"W., 1041.53 feet; thence S.89°01'45"W., 438.33 feet to the Point of Beginning.

The above-described property is subject to the land use restrictions attached as, the Declaration of Restrictions and Protective Covenants, attached hereto.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.