

**Prepared by:**

Strickland Law Firm  
283 NW Cole Terrace  
Lake City, FL 32055

The preparer of this instrument has performed no title examination nor has the prepare issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

4-10644

Inst: 202112007926 Date: 04/22/2021 Time: 3:01PM  
Page 1 of 3 B: 1435 P: 2126, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 0.70

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 22 day of April, 2021, by Harry G. Dicks and His Wife, Patricia A. Dicks, hereinafter called the grantor, to Brian Dicks and His Wife Aimee Dicks, whose address is: 2282 W US 90, Lake City, FL 32055 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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

TOGETHER with all 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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessie M. Thomas

Witness:

Jessica M. Thomas

Printed Name:

Jordan A. Hellock

Witness:

Jordan A. Hellock

Printed Name:

Harry G. Dicks

Harry G. Dicks

Patricia A. Dicks

Patricia A. Dicks

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of April, 2021 by **Harry G. Dicks and His Wife, Patricia A. Dicks** personally known to me or, if not personally known to me, who produced \_\_\_\_\_ as identification.

(Notary Seal)

Jessica Marylin Thomas  
Notary Public



Jessica Marylin Thomas  
Notary Public  
State of Florida  
Comm# HH006283  
Expires 6/3/2024

Commence at the NW Corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 13, Township 5 South, Range 17 East, Columbia County, Florida and run N.89°26'36"E., 1460.12 feet; thence S.00°55'43"W., 21.13 feet to a point on the South right-of-way line of SE Family Road and to the point of beginning; thence continue S.00°55'43"W., 688.29 feet; thence S.88°28'05"E., 313.51 feet; thence N.00°55'43"E., 704.10 feet to the to the aforementioned south right-of-way line of SE Family Road; thence S.88°38'34"W., along said south right-of-way line, 313.74 feet to the point of beginning.