

BSG/lss
8731.01-21-039
2/20/2022

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

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, addressees, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202212006802 Date: 04/07/2022 Time: 3:54PM
Page 1 of 5 B: 1463 P: 2287, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

**WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE**

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this 5th day of April, 2022, by MICHAEL T. McCRAY (also known as Michael Tison McCray) and SANDRA MARLENE McCRAY, husband and wife, whose mailing address is 1877 SW Tomoka Terrace, Lake City, Florida 32025 (herein "Grantor") to MICHAEL TISON McCRAY and SANDRA MARLENE MCCRAY, husband and wife, whose mailing address is 1877 SW Tomoka Terrace, Lake City, Florida 32025, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to MICHAEL T. McCRAY and SANDRA MARLENE MCCRAY, as Trustees of the McCRAY FAMILY TRUST DATED April 5, 2022, whose mailing address is whose mailing address is 1877 SW Tomoka Terrace, Lake City, Florida 32025 (herein "Grantees");

WITNESSETH:

That Grantor, for and in consideration of love and affection, hereby grants, aliens, remises, releases, conveys and confirms unto Grantees, all that certain land situate in Columbia County, Florida, viz:

PARCEL ONE

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 7: Commence at the Northwest Corner of the Northeast 1/4, Section 7, Township 4 South, Range 17 East, Columbia County, Florida, and run S 1°02'10" E along the West line of said Northeast 1/4, said line also being the East right-of-way line County Graded Road, a distance of 615.97 feet to a concrete monument and the Point of Beginning; thence S 89°38'35" E, 208.71 feet to a concrete monument; thence S 1°02'10" E, 208.71 feet to a concrete monument; thence N 89°38'35" W, 208.71 feet to a concrete monument at its intersection with said West line Northeast 1/4 and the East right-of-way line County Grade; thence N 1°02'10" W, along said West line Northeast 1/4 and said East right-of-way line County Grade 208.71 feet to the POINT OF BEGINNING.

Parcel Number: 07-4S-17-08158-003

PARCEL TWO

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 17: Commence at the point of intersection of the Easterly right-of-way line of County Road No. 131 and the South line of Section 17, Township 4 South, Range 17 East, Columbia County, Florida, and run N 87°26'14" E along the South line of said Section 17 a distance of 210.11 feet to a point on the East line of a parcel of land described in Official Records Book 388, Page 233, of the public records of Columbia County, Florida, and the POINT OF BEGINNING; thence N 01°39'09" W along the East line of said parcel of land 53.65 feet to the Northeast corner of said parcel of land; thence N 34°16'51" E 271.54 feet to the Southwest corner of a parcel of land described in Official Records Book 192, Page 286 of the public records of Columbia County, Florida; thence N 53°42'24" E along the

Southeasterly line of said parcel of land 873.00 feet to the Northeast corner of said parcel of land, said corner being on the Southwesterly right-of-way line of U.S. Highway No. 41; thence S 36°17'58" E along said Southwesterly right-of-way line 434.61 feet; thence S 58°09'08" W 450.75 feet; thence S 36°17'58" E parallel to the Southwesterly right-of-way line of said U. S. Highway No. 41 a distance of 155.96 feet; thence S 22°07'20" E 46.82 feet to a point on the South line of said Section 17; thence S 87°26'14" W along said South line 840.24 feet to the POINT OF BEGINNING.

Parcel Number: 17-4S-08418-001

PARCEL THREE

TOWNSHIP 4 - RANGE 17 EAST

PARCEL A:

Section 20: A part of the NE 1/4 of Section 20, Township 4 South, Range 17 East, more particularly described as follows: Commence at the intersection of the North line of said Section 20 and the East right-of-way line of State Road No. 131 and run S 1°42'26" E, along said right-of-way, 153.61 feet for a POINT OF BEGINNING; thence run N 80°11'05" E, 210.0 feet; thence N 1°39'09" W, 156.35 feet to the North line of said Section 20; thence S 87°26'14" E along said North line, 839.48 feet; thence S 22°07'20" E, 311.41 feet; thence S 70°35'47" W, 133.03 feet; thence S 22°07'20" E, 110.58 feet; thence S 87°36'13" W, 1070.08 feet to the said East right-of-way of State Road #131; thence N 1°42'26" W, along the said right-of-way, 279.52 feet to the POINT OF BEGINNING. Columbia County, Florida.

PARCEL B:

Section 20: A part of the NE 1/4 of Section 20, Township 4 South, Range 17 East, more particularly described as follows: Commence at the Southeast corner of the N 1/2 of the NE 1/4 of said Section 20 and run S 87°36'13" W along the South line thereof, 1416.88 feet; thence N 1°42'26" W, 360.84 feet; thence S 87°36'13" W, 398.07 feet for a POINT OF BEGINNING; thence continue S 87°36'13" W, 810.40 feet to the Easterly right-of-way of State Road #131; thence N 1°42'26" W along said right-of-way, 538.05 feet; thence N 87°36'13" E, 810.40 feet; thence S 1°42'26" E, 538.05 feet to the POINT OF BEGINNING. Columbia County, Florida.

**LESS AND EXCEPT those Lands from Parcel Three as described in Warranty Deed dated December 26, 2007, from Michael T. McCray and Sandra Marlene McCray, his wife, to Dustin W. McCray, recorded on December 26, 2007, in Official Record Book 1139, Page 520, public records of Columbia County, Florida, and identified as Tax Parcel Number 20-4S-17-08583-021.
Parcel Number: 20-4S-17-08583-008**

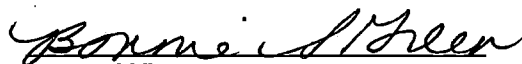
This deed is given subject to easements, restrictions, reservations and limitations, of record, if any, and land use and zoning rules and regulations.

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

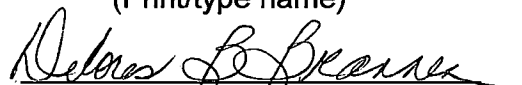
AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered
in the presence of:

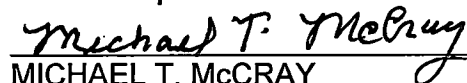

Witness
BONNIE S. GREEN

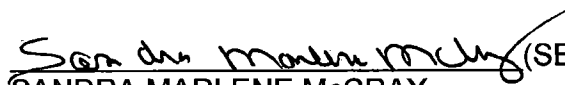
(Print/type name)


Witness
Delores B. Brannen

(Print/type name)

Witnesses as to Grantor

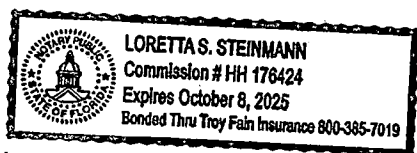
 (SEAL)
MICHAEL T. McCRAY

 (SEAL)
SANDRA MARLENE McCRAY

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of April, 2022, by MICHAEL T. McCRAY and SANDRA MARLENE McCRAY, who are personally known to me or produced FL DRIVERS LICENSE as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: