

46093

Sales Price
\$ 15,000.00
Doc Stamps
\$ 105.00

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-03021MML**

Inst: 202012007870 Date: 04/14/2020 Time: 8:57AM
Page 1 of 2 B: 1409 P: 2380, P.DeWitt Cason, Clerk of Court
Columbia County, By: PT
Deputy Clerk Doc Stamp-Deed: 105.00

Parcel I.D. #: **R02430-000**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 6th day of April, A.D. 2020, by **FLYGUYDON, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at **121 SW CESSNA COURT, LAKE CITY, FL 32025**, hereinafter called the grantor, to **RACHEL SHIRLEY**, whose post office address is **6846 BEDFORD LAKE ROAD, KEYSTONE HEIGHTS, FL 32656**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

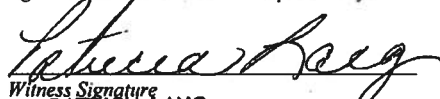
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, 2020.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
PATRICIA LANG

Printed Name


Witness Signature
MARY ANN TOMLINSON

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 6th day of April, 2020, by **DON DOWNS** as **AUTHORIZED MEMBER** of **FLYGUYDON, LLC, A Florida LLC**. He is personally known to me or has produced as identification.

FLYGUYDON, LLC

By:


Name: **DON DOWNS**
Title: **AUTHORIZED MEMBER**

L.S.

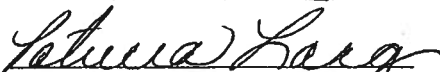

Notary Public
My commission expires **2-5-23**



Exhibit "A"

Section 32: Commence at the NW corner of Section 32, Township 3 South, Range 16 East, and run thence N 89 degrees 02' 56" E along the North line of said Section 32, 12.00 feet to the East right-of-way line of a county maintained road; thence continue N 89 degrees 02' 56" E along said North line 688.66 feet to the NE corner of the W 1/2 of NW 1/4 of NW 1/4, thence S 5 degrees 34' 10" W along the East line of said W 1/2 of NW 1/4 of NW 1/4, 233.87 feet to the Point of Beginning; thence continue S 5 degrees 34' 10" W along said East right-of-way line 529 feet; thence run S 89 degrees 39' W 355 feet to the SW corner of Lot No. 11 of Kal-Way Subdivision Unit 1, as per survey of Guy Moore, Inc., dated October 31, 1973; thence run N 4 degrees 23' 04" E 528 feet; thence run N 89 degrees 39' E 353.17 feet to the Point of Beginning, the same being described as Lots 15, 16, 11 and 12 and 1 foot off the North side of Lot 7 & 8, of Kal-way Subdivision Unit 1 as surveyed on October 31, 1973, by Guy Moore, Inc., and all undedicated streets bordering said Lots according to said survey.

And

Begin at the NW corner of Section 32, Township 3 South, Range 16 East; run thence N 89 degrees 02' 56" E along the North line of said Section 32, 12.00 feet to the East right-of-way line of a county maintained road; thence run S 4 degrees 43' 14" W, 460.14 feet to the Point of Beginning; thence run N 89 degrees 35' E 330 feet to the SW corner of Lot 15 of Kal-Way subdivision Unit 1, an unrecorded subdivision, as per survey of Guy Moore, Inc., dated October 31, 1973; thence run S 4 degrees 23' 03" W 60.44 feet to the NE corner of Lot No. 10 according to said unrecorded subdivision; thence run S 89 degrees 39' W 330 feet to the NW corner of Lot No. 9 of said unrecorded subdivision; thence run N 4 degrees 23' 04" E 60 feet to the Point of Beginning.

Less and except lands described in those certain deeds recorded in Official Records Book 797, Page 1487 and in Official Records Book 1075, Page 1831, of the Public Records of Columbia County, Florida.