

**Prepared by:**  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

**4-9842**

## **Warranty Deed**

Individual to Individual

THIS WARRANTY DEED made the 6 day of August, 2020, by Melisa Kay Flint a Single Person, hereinafter called the grantor, to Martin Andrew Cupp, Jr. and His Wife, Amanda Lynn Cupp whose address is: 183 SW Mockingbird Way, 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 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:

Madison Williams

Witness:

Madison Williams

Printed Name:

Jessica M. Thomas

Witness:

Jessica M. Thomas

Printed Name:

Melisa Kay Flint  
Melisa Kay Flint

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of August, 2020 by Melisa Kay Flint, A Single Person personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Jessica Marilyn Thomas  
Notary Public



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

Att: 9842

Exhibit "A"

Lot 10 A.C. Milton

TOWNSHIP 5 SOUTH, RANGE 17 EAST

Section 32: A part of the North 1/2 of Section 32, Township 5 South, Range 17 East more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of said Section 32 and run S 0°04'26" W, 39.79 feet; thence N 89°39'12" E, 1383.10 feet for a POINT OF BEGINNING. Thence continue N 89°39'12" E, 584.86 feet; thence S 0°23'27" E, 741.53 feet; thence S 68°27'50" W, 637.62 feet; thence N 0°11'17" E, 972.04 feet to the POINT OF BEGINNING. Columbia County, Florida.

Together With and Subject To an Ingress-Egress Easement over and across a 40 foot wide easement whose West line is described as follows: Commence at the Northeast corner of NW 1/4 of SE 1/4 of SE 1/4 of Section 29, Township 5 South, Range 17 East and run S 0°23'27" E 40 feet to the South right-of-way line of County Road No. 349 for a POINT OF BEGINNING for said Easement; thence S 0°23'27" E along the West line of said 40 foot Easement, 2160.32 feet to the termination of said Easement.