

PREPARED BY & RETURN TO:

Name: HEATHER JOY HOWELL

Address: 1918 SW SKYLINE LOOP,
FORT WHITE, FL 32038

Parcel No.: 10-6S-16-03815-145

Instr: 202512010578 Date: 05/09/2025 Time: 2:28PM
Page 1 of 1 B: 1539 P: 2403, James M Swisher Jr, Clerk of Court
Columbia, County, Fl: ML
Deputy Clerk/Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 8th day of May, 2025, by PAUL M. FOUNTAIN and NANCY FOUNTAIN, HUSBAND AND WIFE, hereinafter called the Grantors, to HEATHER JOY HOWELL, A MARRIED WOMAN whose post office address is 1918 SW SKYLINE LOOP, FORT WHITE, FL 32038, hereinafter called the Grantee:

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

COMMENCE AT THE SE CORNER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°19'59" W., ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 5311.34 FEET TO THE SW CORNER OF SECTION 11, THENCE N 01°22'42" W., ALONG THE WEST LINE OF SECTION 11, BEING ALSO AT THE EAST LINE OF SECTION 10, A DISTANCE OF 1995.16 FEET; THENCE S 88°38'56" W., A DISTANCE OF 60.18 FEET; THENCE N 01°01'15" E., A DISTANCE OF 642.99 FEET; THENCE N 01°21'04" W., A DISTANCE OF 1637.88 FEET; THENCE S 87°03'34" W., A DISTANCE OF 872.34 FEET THENCE N 01°21'04" W., 250.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°21'04" E., 250.04 FEET; THENCE S 88°54'43" E., A DISTANCE OF 872.01 FEET; THENCE S 01°21'04" E., A DISTANCE OF 250.04 FEET; THENCE N 88°54'43" E., A DISTANCE OF 872.01 FEET TO THE POINT OF BEGINNING, THE WEST 30.00 FEET THEREOF BEING SUBJECT TO EXISTING ROADWAY AND EASEMENTS
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.
LEGAL PROVIDED BY GRANTOR

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

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in the presence of:

Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W. Duval St.
Lake City, FL 32055

[Signature]
Witness Signature
Printed Name: Stephen Janning
Witness Address: 757 W. Duval St.
Lake City, FL 32055

[Signature]
Name: PAUL M. FOUNTAIN L.S.
Address: 4432 SW HERLONG ST., FORT WHITE., FL 32038

[Signature]
Name: NANCY FOUNTAIN L.S.
Address: 4432 SW HERLONG ST., FORT WHITE., FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of May, 2025, by PAUL M. FOUNTAIN and NANCY FOUNTAIN, who are personally known to me or who have produced Driver's License as identification.

Morgan L. Williams
Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10/23/28

