

46082

04208-000

Prepared by and return to:

Crystal Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 20-190

Parcel Identification No 13-7S-16-04208-000

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 17th day of June, 2020 between Estate of Morris Landon Boyd, whose post office address is 140 SW Spaulding Ct, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantor, to Howard A. Teetor, III, an unmarried man, whose post office address is 637 Southwest Shiloh Street, Fort White, FL 32038, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A PARCEL OF LAND LYING AND BEING IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4, THENCE RUN SOUTH 88 DEG. 12' 09" WEST, ALONG THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4, A DISTANCE OF 221.73 FEET, THENCE NORTH 01 DEG. 27' 32" WEST, 994.46 FEET, THENCE NORTH 88 DEG. 14' 36" EAST, 222.51 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4, THENCE SOUTH 01 DEG. 24' 50" EAST, ALONG SAID EAST LINE, 994.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (ORB 1233, PAGE 1842)

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 01 DEGREES 41' 00" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 A DISTANCE OF 60.00 FEET; THENCE NORTH 88 DEGREES 14'05" EAST A DISTANCE OF 1108.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 14'05" EAST A DISTANCE OF 223.68 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13; THENCE SOUTH 01 DEGREES 25'00" EAST ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 A DISTANCE OF 60.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13; THENCE SOUTH 88 DEGREES 14'05" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 A DISTANCE OF 223.64 FEET; THENCE NORTH 01 DEGREES 28'00" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William B. Brann
WITNESS
Stephanie Rose
WITNESS

Estate of Morris Landon Boyd

By:

Catherine Ann Steinhagan
Catherine Ann Steinhagan

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 17 day of JUNE, 2020, by Catherine Ann Steinhagan of Estate of Morris Landon Boyd.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: DRIVER'S LICENSE

