

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

4-9820

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 12th day of August, 2020, By Terry L. Reiter and his wife, Julie M. Reiter, hereinafter called the grantor, to Austin L. Reiter and his wife, Lindsey M. Reiter whose address is: 225 SW Fritz Gln, 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:

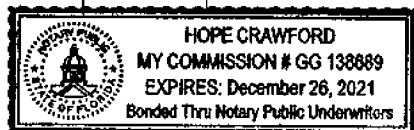
Janice McWilliams
Witness:
Janice McWilliams
Printed Name:

Terry L. Reiter
Terry L. Reiter

Julie M. Reiter
Witness:
Julie M. Reiter
Printed Name:

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2020 by **Terry L. Reiter and his wife, Julie M. Reiter**, personally known to me or, if not personally known to me, who produced personally known as identification.



(Notary Seal)

Hope Crawford
Notary Public

ATT 9820

Exhibit "A"

Begin at the SE corner of Lot 6, May-Fair Unit Four, as per the plat thereof recorded in Plat Book 6, Pages 120-121 of the public records of Columbia County, Florida and run North 88° 00' 21" East, 230.88 feet; thence North 02° 00' 27" West, 219.92 feet; thence North 75° 38' 44" West, 195.06 feet to the right of way line of SW Fritz Glen; thence South 14° 21' 16" West, along said right of way line of SW Fritz Glen, 50.00 feet to a point of curve concave to the right, having a radius of 50.00 feet and an included angle of 11° 32' 09"; thence run South along said curve an arc distance of 10.07 feet to the North line of said Lot 6, May-Fair Unit Four; thence South 75° 38' 44" East, along said North line of Lot 6, 36.48 feet to the NE corner of said Lot 6; thence South 14° 21' 16" West, along the East line of said Lot 6, 216.00 feet to the Point of Beginning.