

Prepared by and return to:

Raymond M. Ivey, Esq.
Scruggs, Carmichael & Wershow, P.A.
4923 NW 43rd Street
Gainesville, Florida 32606
File #: 23-0727

Rec. \$18.50
Tax: \$1,687.00

WARRANTY DEED

THIS WARRANTY DEED, made and entered into on this 23rd day of August 2023, by and between

Joshua P. Clark and Hali R. Clark, husband and wife

whose address is **3211 Oak Park Lane, Missouri City, TX 77459**
hereinafter called Grantor, and

Karl Palmer and Alexandria Palmer, husband and wife

whose address is **411 SW Finley Little Lane, Lake City, FL 32024**
hereinafter called 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 corporations)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, the following described land, situated, lying and being in **Columbia County, Florida**, to-wit:

Commence at the Southwest corner of the NE 1/4 of NE 1/4 of Section 1, Township 5 South, Range 16 East, and run N 88°34'50" E along the South line of said NE 1/4 of NE 1/4, 235.00 feet to the POINT OF BEGINNING; Thence continue N88°34'50"E, along said south line 185.00 feet; thence N01°27'42"W, 299.00 feet; thence S87°58'24"W, 185.01 feet; thence S01°27'42"E, 297.05 feet to the POINT OF BEGINNING, All lying and being in. Columbia County, Florida.

Tax Parcel #: 01-55-16-03387-004

SUBJECT TO taxes for 2023 and all subsequent years and any easements and restrictions of record.

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

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

AND the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed under seal on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Justine Medina

Signed by: Justine Medina
Date & Time: 24 Aug, 2023 21:40:58 EDT

Witness

Justine Medina

Printed name

Joshua Medina

Signed by: Joshua Medina
Date & Time: 24 Aug, 2023 21:39:13 EDT

Witness

Joshua Medina

Printed name

Signed by: Joshua P Clark
Date & Time: 24 Aug, 2023 20:29:26 CDT

Joshua P. Clark

Signed by: Hali R Clark
Date & Time: 24 Aug, 2023 20:35:11 CDT

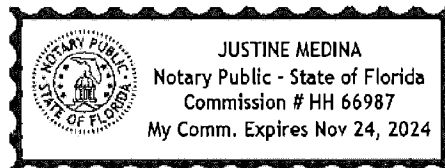
Hali R. Clark

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 23rd of August 2023, by Joshua P. Clark and Hali R. Clark, who are ☐ personally known to me OR who have ☒ produced ☒ driver's license or ☐ _____ as identification.

[SEAL]



Justine Medina
NOTARY PUBLIC

