

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET  
LAKE CITY, FL 32055

File No. 22-01053

Parcel No.: R08376-001

Inst: 202212003808 Date: 02/25/2022 Time: 11:14AM  
Page 1 of 1 B: 1460 P: 1234, James M Swisher Jr, Clerk of Court  
Columbia County, By: VC Deputy Clerk Doc Stamp Deed: 1190.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **23rd day of February, 2022**, by **JOSEPH GENOVESE and BRENDA JOYCE GENOVESE, HUSBAND AND WIFE**, hereinafter called the Grantors, to **CHAD MOORE and ANGELA E MOORE, HUSBAND AND WIFE**, whose post office address is **168 SE HOLLY TERRACE, LAKE CITY, FL 32025**, hereinafter called the Grantees:

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 Grantees all that certain land situate in County of Columbia, State of Florida, viz:

BEGIN AT THE SE CORNER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 17 EAST, AND RUN THENCE S 88 DEG 35'54" W. 1312.60 FT ALONG THE SOUTH LINE OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 17 EAST; THENCE RUN N 4 DEG 39'31" E. 741.55 FEET TO THE POINT OF BEGINNING; THENCE RUN N 4 DEG 39'31" E. 151.21 FEET; THENCE RUN S 81 DEG. 33'35" E. 98.47 FEET; THENCE RUN N 10 DEG. 06'19"E. 43.89 FEET; THENCE RUN S 68 DEG. 29'54" E. 176.74 FEET; THENCE RUN S 21 DEG 30'06" W. 210 FEET; THENCE RUN N 68 DEG. 29'54" W. 220.18 FEET TO THE POINT OF BEGINNING, SAID LAND LYING IN THE SE 1/4 OF SECTION 16, TOWNSHIP 4 SOUTH RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

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

SUBJECT TO TAXES FOR THE YEAR 2022 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 Grantees 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, 2022.

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:

B. Aybar  
Witness Signature  
Printed Name: Bridgette Aybar

Joseph Genovese L.S.  
Name: JOSEPH GENOVESE  
Address: 1827 SE COUNTY ROAD 252, LAKE CITY, FL 32025

Jenna A. Nettles  
Witness Signature  
Printed Name: Jenna A. Nettles

Brenda Joyce Genovese L.S.  
Name: BRENDA JOYCE GENOVESE  
Address: 1827 SE COUNTY ROAD 252, LAKE CITY, FL 32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of February, 2022, by JOSEPH GENOVESE and BRENDA JOYCE GENOVESE, who are personally known to me or who have produced Drivers License as identification.



B. Aybar  
Signature of Notary  
Printed Name: Bridgette Aybar  
My commission expires: 11-12-22