

Prepared by and return to:

Rob Stewart
Lake City Title-
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2022-5650VB

Parcel Identification No Part of 32-4S-17-08935-002

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WARRANTY DEED

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

This indenture made the 3 day of June, 2022 between **Kevin Rolfe and Cheryl L. Rolfe, Husband and Wife**, whose post office address is **1134 SW Bedenbaugh Lane, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantors, to **Mark T. Noell, a Single Man and Renee R. Cless, a Single Woman**, whose post office address is **TBD SW Bedenbaugh Lane, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

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

Begin at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 4 South, Range 17 East, Columbia County, Florida and run thence N 84 degrees 13'26"W, a distance of 613.78 feet; thence N 08 degrees 10'38"E, a distance of 818.54 feet; thence S 83 degrees 11'34"E, a distance of 632.27 feet; thence S 09 degrees 30'47"W, 808.10 feet to the point of beginning. Together with a 30.00 foot utility ingress and egress easement over the Westerly 30.00 feet of the adjoining property to the North.

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

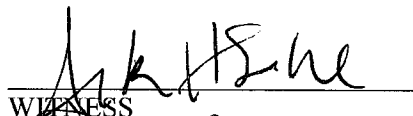
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

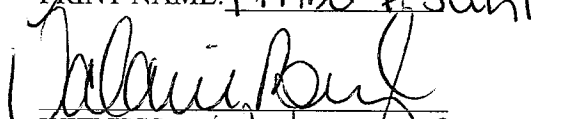
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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

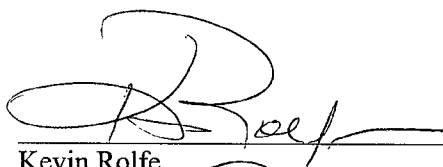
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.


*Signed, sealed and delivered
in our presence:*


WITNESS

PRINT NAME: Amber H. Suhl


WITNESS
PRINT NAME: Valerie Benz


Kevin Rolfe


Cheryl L. Rolfe

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒ physical presence or ☐ online
notarization this 3 day of June, 2022, Kevin Rolfe and Cheryl L. Rolfe, who is/are personally known to me
or has/have produced DL as identification.


Signature of Notary Public

