

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
4-11380

Inst: 202212003325 Date: 02/21/2022 Time: 8:33AM
Page 1 of 3 B: 1459 P: 2538, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JW*
Deputy Clerk Doc Stamp-Deed: 3710.00

Warranty Deed

THIS WARRANTY DEED made the 10 day of February, 2022, by Jason Wayne Nash, and His Wife, Merinda Nash, hereinafter called the grantor, to Daniel Rafael Mirabal and His Wife, Emeline Unciano Mirabal whose address is: 199 NW Jean Ct Lake City, FL 32055 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.

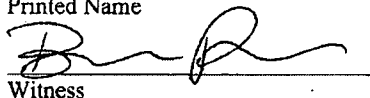
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:


Witness

Madison Williams
Printed Name


Witness

Brooke Parrish
Printed Name


Jason Wayne Nash

Merinda Nash
Merinda Nash

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18 day of February, 2022, by Jason Wayne Nash, and His Wife, Merinda Nash who is personally known to me or who has produced DL as identification.


Notary Public

(Notary Seal)



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

4-11380

Exhibit "A"

COMMENCE at the Southeast corner of Section 18, Township 3 South, Range 16 East, Columbia County, Florida and run North 89°09'45" West along the South line of the Southeast 1/4 of the Southeast 1/4 of Section 18 a distance of 1334.28 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 18; thence North 00°54'38" West along the West line of the Southeast 1/4 of the Southeast 1/4 of Section 18 a distance of 704.89 feet to the POINT OF BEGINNING; thence continue North 00°54'38" West along said West line of the Southeast 1/4 of the Southeast 1/4 of Section 18 a distance of 631.53 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 18; thence South 89°27'08" East along the North line of the Southeast 1/4 of the Southeast 1/4 of Section 18 a distance of 246.89 feet; thence South 00°54'38" East a distance of 515.08 feet; thence South 89°27'08" East a distance of 253.79 feet; thence North 00°54'38" West a distance of 515.08 feet to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of Section 18; thence South 89°27'08" East along said North line of the Southeast 1/4 of the Southeast 1/4 of Section 18 a distance of 346.78 feet; thence South 02°17'46" West a distance of 759.01 feet; thence South 81°11'18" West a distance of 338.16 feet; thence North 00°54'38" West a distance of 130.23 feet; thence North 83°08'22" West a distance of 474.13 feet to the POINT OF BEGINNING.

And

COMMENCE at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 3 South, Range 16 East, Columbia County, Florida and run N89°27'08"W along the North line of said Southeast 1/4 of the Southeast 1/4 of Section 18 a distance of 838.85 feet to the POINT OF BEGINNING; thence S00°54'38"E. a distance of 515.08 feet; thence N89°27'08"W a distance of 253.79 feet; thence N00°54'38"W a distance of 515.08 feet; thence S89°27'08"E along the North line of the Southeast 1/4 of the Southeast 1/4 a distance of 253.79 feet to the POINT OF BEGINNING.

Together with: Easement

Begin at the SE corner of the NW ¼ of SE ¼ of said Section 18 and run N 89°50'57" W along the South line of said NW ¼ of SE ¼ a distance of 11.03 feet, thence run S 00°08'23" W a distance of 1080.17 feet, more or less, to the North right-of-way line of Nash road; thence run in a Southeasterly direction along the North right-of-way line of Nash Road to the Point of Intersection of said North right-of-way line with the East Line of the SW ¼ of SE ¼ of said Section 18 (and the West line of the SE ¼ of SE ¼ of said Section 18); thence run North along the East line of said SW ¼ of the SE ¼ to the Point of Beginning.