

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 2021-5356KP

Parcel Identification No 15-4S-17-08359-012

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WARRANTY DEED

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

This indenture made the 19TH day of January, 2022 between **James F. Rountree and Tamera M. Rountree, Husband and Wife**, whose post office address is **2097 SE County Road 252, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantors, to **Columbia County, Florida, a political subdivision of the State of Florida**, whose post office address is **135 NE Hernando Avenue, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

See "Exhibit A"

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

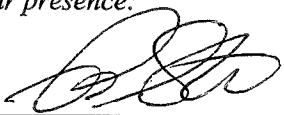
Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


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


And Grantors hereby covenant with the Grantee 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.

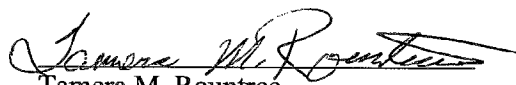
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Robert Stewart



James F. Rountree


WITNESS
PRINT NAME: ANNA PASTERNAK


Tamera M. Rountree

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19TH day of January, 2022, James F. Rountree and Tamera M. Rountree, who is/are personally known to me or has/have produced PL QIC as identification.



Signature of Notary Public

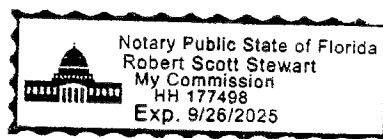


Exhibit "A"
Property Description

Commence at the Southwest corner of Section 15, Township 4 South, Range 17 East, Columbia County, Florida, and run North 89 degrees 12 minutes 57 seconds East along the South line of Section 15 a distance of 1,263.24 feet to a point on the West right of way line of State Road S-133; thence North 1 degrees 14 minutes 10 seconds West along the West right of way line of State Road S-133 a distance of 203.74 feet to the intersection of the Northerly right of way line of State Road No. 252 and the West right of way line of State Road No. S-133; thence North 67 degrees 58 minutes 11 seconds West along the Northerly right of way line of State Road No. 252 a distance of 735.67 feet to a point at the intersection of said right of way line and the Easterly right of way line of a Florida Department of Transportation drainage ditch, a 60 foot right of way and the Point of Beginning; thence North 79 degrees 50 minutes 49 seconds East along the Easterly right of way line of said Florida Department of Transportation drainage ditch 31.48 feet; thence North 57 degrees 09 minutes 49 seconds East still along said Easterly right of way line, Florida Department of Transportation drainage ditch, 84.32 feet; thence North 19 degrees 14 minutes 49 seconds East, still along said Easterly ditch right of way line 128.30 feet; thence North 70 degrees 45 minutes 11 seconds West along said ditch right of way line 30.0 feet to the centerline of the creek as surveyed in March 1974 and the terminal point of said Department of Transportation right of way; thence North 35 degrees 37 minutes 16 seconds East along the centerline of existing creek bed 49.43 feet; thence North 2 degrees 24 minutes 32 seconds West, still along said creek centerline 140.33 feet; thence North 37 degrees 33 minutes 37 seconds East still along said creek centerline 92.16 feet; thence North 56 degrees 06 minutes 58 seconds East, still along said creek centerline 91.86 feet; thence North 19 degrees 21 minutes 48 seconds East, still along said creek centerline 39.21 feet; thence South 26 degrees 26 minutes 32 seconds East 87.53 feet; thence South 18 degrees 28 minutes 01 seconds West 535.28 feet to the Northerly right of way line of said State Road No. 252; thence North 67 degrees 58 minutes 11 seconds West 165.67 feet to the Point of Beginning.