

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 412
Alachua, FL 32615
(352) 565-7800
File No 22-271

Parcel Identification No 05-2S-17-04669-002; 06-2S-17-04671-001

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WARRANTY DEED

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

This indenture made the 7th day of July, 2022 between SHELTON FEAGLE, JR, a married man, whose post office address is **805 Northeast Indigo Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **JONATHAN LIZZA, a single man and DEBORAH GRAHAM, a married woman**, whose post office address is 2996 Percy Road, Jacksonville, FL 32218 of the County of Duval, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor 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:

Parcel 1:

Section 5, Township 2 South, Range 17 East, Columbia County Florida.

Northwest (1/4) of Northwest (1/4), less road right of way; Less and Except those lands as conveyed in Official Records Book 1343, page 2366, public records of Columbia County, Florida, more particularly described as follows:
All that portion of the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 2 South, Range 17 East, Columbia County, Florida, lying North of the North maintained Right-of-Way line of NW Cripple Creek Street (A county maintained graded road)

ALSO that part of the North (1/2) of Southwest (1/4) of Northwest (1/4) lying North of NW Cowcatcher Road and Northwesterly of the existing road which extends Southwesterly from NW Cripple Creek Road to its intersection with NW Cowcatcher Road;

ALSO that part of the West 175.00 feet of the Northeast (1/4) of Northwest (1/4) lying South of NW Cripple Creek Street and the West 175.00 feet of the Southeast (1/4) of Northwest (1/4) lying Northwesterly of the existing road which extends Southwesterly from NW Cripple Creek Road to its intersection with NW Cowcatcher Road;

ALSO All of the part of the NE (1/4) of the NW (1/4) and the SE (1/4) of the NW (1/4) as lies South of NW Cripple Creek Road, and lying Northwesterly of the existing road which extends Southwesterly from NW Cripple Creek Road to its intersection with NW Cowcatcher Road. LESS AND EXCEPT the West 175.00 feet thereof.

Parcel 2:

All that portion of the Northeast 1/4 of the Northeast 1/4 of Section 6, Township 2 South, Range 17 East, Columbia County, Florida, lying South of the South maintained Right-of-Way line of NW Cripple Creek Street (A county maintained graded road).

Grantor Shelton Feagle, Jr. warrants that this is not his homestead property nor is it contiguous to his homestead property.

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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Judith Boyd
WITNESS
PRINT NAME: Judith Boyd

Shelton Feagle, Jr
SHELTON FEAGLE, JR

Crystal Lane Curran
WITNESS
PRINT NAME: Crystal Lane Curran

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 7th day of July, 2022, by SHELTON FEAGLE, JR.

Crystal Lane Curran
Signature of Notary Public
Print, Type/Stamp Name of Notary
Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: 110

