

Inst. Number: 202212020970 Book: 1478 Page: 1476 Page 1 of 1 Date: 11/2/2022 Time: 8:59 AM  
James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.70

PREPARED BY & RETURN TO:

Name: JIMMIE AND APRIL WILLIS

Address: 2397 SW KOONVILLE AVE.  
LAKE CITY, FL 32024

Inst: 202212020970 Date: 11/02/2022 Time: 8:59AM  
Page 1 of 1 B: 1478 P: 1476, James M Swisher Jr, Clerk of Court  
Columbia County, By: AM  
Deputy Clerk Doc Deed: 0.70

Parcel ID No.: A PART OF 02-4S-15-00330-002

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 2nd day of November, 2022, by JIMMIE DONALD WILLIS and APRIL LYNN WILLIS, HUSBAND AND WIFE, hereinafter called the Grantors, to ASHLEY ARSUA, whose post office address is 2397 SW KOONVILLE AVE., LAKE CITY, FL 32024, hereinafter called the Grantee:

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 Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.80°21'54"E., 294.90 FEET; THENCE S.88°33'03"W., 214.80 FEET; THENCE S.02°06'14"W., 210.00 FEET; THENCE S.88°33'03"W., 399.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°33'03"W., 641.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW KOONVILLE AVENUE; THENCE S.02°05'49"W., ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 340.00 FEET; THENCE N.88°33'03"E., 641.90 FEET; THENCE N.02°05'49"E., 340.00 FEET TO THE POINT OF BEGINNING.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.  
LEGAL PROVIDED BY GRANTOR.

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 Grantee 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:

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

Jimmie Donald Willis  
Name: JIMMIE DONALD WILLIS L.S.  
Address:

Jessica L. Nettles  
Witness Signature  
Printed Name: Jessica L. Nettles

April Lynn Willis  
Name: APRIL LYNN WILLIS L.S.  
Address:

STATE OF FLORIDA  
COLUMBIA COUNTY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of October, 2022, by JIMMIE DONALD WILLIS and APRIL LYNN WILLIS, who are personally known to me or who have produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

Jenna A. Nettles  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26

