

Prepared by and return to:

**Ralph R. Deas, Esquire**

**The Law Office of Ralph R. Deas, P.A.**

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**Lake City, FL 32025**

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**File Number: 2022-131**

**Inst: 202212010859 Date: 06/02/2022 Time: 3:17PM**

**Page 1 of 2 B: 1468 P: 283, James M Swisher Jr, Clerk of Court**

**Columbia, County, By: VC *JS***

**Deputy Clerk Doc Stamp-Deed: 1470.00**

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## Warranty Deed

**This Warranty Deed** made this **1st day of June, 2022** between **Kevin L. Parks** whose post office address is **154 NW Blue Drive, White Springs, FL 32096**, grantor, and **Richard Boucher and Susan Boucher** whose post office address is **154 NW Blue Drive, White Springs, FL 32096**, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TWO HUNDRED TEN THOUSAND DOLLARS (\$210,000.00)** and other good and valuable considerations to said grantor 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 County, Florida** to-wit:

**A part of the SW of the SE of Section 19, Township 2 South, Range 16 East, more particularly described as follows: Commence at the Southwest corner of the SW of said SE and run N 0 degrees 16 minutes 57 seconds W along the West line thereof, 333.51 feet; thence N 88 degrees 37 minutes 25 seconds E, 332.47 feet for a POINT OF BEGINNING; thence N 0 degrees 16 minutes 06 seconds W, 333.59 feet; thence N 88 degrees 37 minutes 03 seconds E, 332.70 feet; thence S 0 degrees 15 minutes 03 seconds E, 333.61 feet; thence S 88 degrees 37 minutes 19 seconds W, 332.60 feet to the POINT OF BEGINNING; Columbia County, Florida.**

**Containing 2.55 acres, more or less.**

**Subject to a utility easement over and across the North 20.00 feet thereof and the West 20.00 feet of the East 45.00 feet thereof, subject to an ingress and egress easement over and across the East 25.00 feet thereof.**

**Parcel Identification Number: 19-2S-16-01655-207**

**Together** with all the 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 **12/31/2021**.

**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:

Jeanette Kirby

Witness

Printed Name: Jeanette Kirby

Victoria Davis

Witness

Printed Name: Victoria Davis

Kevin L. Parks

Kevin L. Parks

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of June, 2022 by Kevin L. Parks who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Jeanette Kirby  
Notary Public  
State of Florida  
Comm# HH072  
Expires 12/9/22

Jeanette Kirby

Notary Public

Print Name: Jeanette Kirby

My Commission Expires: \_\_\_\_\_