

Sales Price
\$45,000.00
Doc Stamp
\$315.00

PREPARED BY & RETURN TO:

Name: Marla M. Landin, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 21-01031

Parcel No.: R00314-004

Inst: 202112001354 Date: 01/27/2021 Time: 8:35AM
Page 1 of 3 B: 1428 P: 2344, James M Swisher Jr. Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 315.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 13 day of **January**, 2021, by **AARON K. PULLEN** and **WENDY NODA**, **CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantors, to **MICHAELA N. JOHNSON** and **REBECCA R. JOHNSON**, AS JOINT TENANTS WITH RIGHTS OF SUIVIVORSHIP, whose post office address **799 SE DIVISION AVENUE, LAKE CITY, FLORIDA 32025**, hereinafter called the Grantees:

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 Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Commence at the Southeast corner of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run thence North 00°08'28" E along the East line of said Section 1, a distance of 52.91 feet to a point on the North right-of-way line of County Road No. 252 for a POINT OF BEGINNING; thence run S 89°10'15" W along the North right-of-way line of County Road No. 252, 58.48 feet to a point on the center line of Murray Road, a County maintained road; thence run N 20°57'11" W a distance of 197.06 feet along the center line of Murray Road; thence run N 23°27'37" W, still along the center line of Murray Road, a distance of 422.54 feet; thence continue N 23°27'37" W along the center line of Murray Road an additional 54.43 feet to the point of curve of a curve concave to the Southwest, having a radius of 491.55 feet, and a central angle of 35°03'30", an arc distance along the center line of Murray Road a distance of 313.19 feet; thence run N 59°58'01" W along the center line of Murray Road, a distance of 31.75 feet; thence run N 89°17'55" E and parallel to the South line of said Section 1, a distance of 553.40 feet to a point on the East line of Section 1; thence S 00°08'28" W along the East line of said Section 1, a distance of 873.26 feet to the POINT OF BEGINNING. Subject to that portion lying within the right-of-way of Murray Road and subject to Power Line Easement.

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 Grantors hereby covenant with the Grantees 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, 2021.

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:

Michelle Richardson
Witness Signature
Printed Name: Michelle Richardson

Steve Kelly
Witness Signature
Printed Name: Steve Kelly

Aaron K. Pullen L.S.
Name: AARON K. PULLEN
Address: 11544 SW 98TH PLACE, MIAMI, FL 33176



Michelle Lee Richardson
Commission # 00111298
Expires: June 4, 2021
Bonded to Aaron Notary

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of January, 2021, by AARON K. PULLEN, who are personally known to me or who have produced DL450-011-62-414-0 as identification.

Michelle Richardson

Signature of Notary

Printed Name:

My commission expires:

Signed, sealed and delivered in the presence of:

May Ann Tomlinson
Witness Signature
Printed Name: **ANN TOMLINSON**

Wendy Noda L.S.
Name: **WENDY NODA**
Address: **5609 NW 53 CT, GAINESVILLE, FL 32653**

Patricia Lang
Witness Signature
Printed Name: **PATRICIA LANG**

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 25th day of **January, 2021**, by **WENDY NODA**, who are personally known to me or who have produced
Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name:
My commission expires:

