

Prepared by and return to:
JOEL F. FOREMAN
The Law Office of Joel F. Foreman, PLLC
P.O. BOX 550
Lake City, Florida 32056

Inst: 202112004142 Date: 03/05/2021 Time: 3:51PM
Page 1 of 1 B: 1431 P: 2506, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 280.00

Prepared from a legal description provided
by Grantee and without a title search

WARRANTY DEED

THIS INDENTURE, is made this 3rd day of March 2021, between JIMBO HALEY as successor trustee of the JAMES W. HALEY Trust, whose mailing address is PO BOX 1385, Lake City, Florida 32056, hereinafter called the Grantor, and LAKIESHA NECOLE DIXON, whose mailing address is 131 NW Zack Jones Glen, Lake City, Florida 32055, hereinafter called the Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, Grantor's fee simple interest in the following described land, said lands lying and being in Columbia County, Florida, to-wit:

COMMENCE AT THE SW CORNER DF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.00°41'50"W., 1319.49 FEET; THENCE N.88°00'07"E., 2170.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°00'07"E, 468.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, SAID POINT IN A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 11509.37 FEET AND AN INCLUDED ANGLE OF 00°00'20"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A ARC DISTANCE OF 1.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.21°05'15" E, 1.12 FEET, THENCE RUN N. 20°55'39", ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 424.65 FEET MORE OR LESS TO THE SOUTH MAINTAINED RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED ROAD (NW JOSEPHINE STREET); THENCE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE NW JOSEPHINE STREET THE FOLLOWING CALLS: N.51°27'05" W., 229.59 FEET; THENCE N.51°02'51"W., 219.82 FEET; N.65°12'51"W 257.44; THENCE N.80°50'50"W., 50.38 FEET; THENCE S 00°58'14" E., LEAVING SAID MAINTAINED RIGHT-OF-WAY OF NW JOSEPHINE STREET A DISTANCE DF 811.35 FEET TO THE POINT OF BEGINNING.

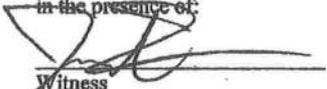
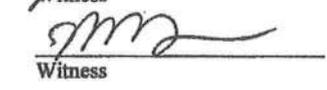
Together with all the tenements, hereditaments, easements, and appurtenances belonging to or benefiting said property.

And said Grantor does hereby fully warrant 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 hands and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

JAMES W. HALEY TRUST

Witness

Witness


 (SEAL)
JIMBO HALEY, Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of March, 2021, by JIMBO HALEY as successor Trustee of the James W. Haley Trust, who is personally known to me or has produced _____ as identification.


Notary Public - State of Florida

(NOTARIAL SEAL)

Michelle B. Foreman
Print name of Notary Public

 Michelle B. Foreman
Notary Public
State of Florida
Comm# HH020651
Expires 7/19/2024