

PREPARED BY & RETURN TO:

Name: LAW OFFICE OF PELAYO DURAN, P.A.
Address: 4640 NW 7TH STREET, FIRST FLOOR
MIAMI, FLORIDA 33126

Parcel No.: 36-2S-15-00118-003

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **1st** day of **September, 2021**, by **ANN SMITH AND JOHN SMITH, WIFE AND HUSBAND**, hereinafter called the Grantors, to **MIRELY CORONEL**, whose post office address is **200 NW LUCY GLEN, LAKE CITY, FLORIDA 32055**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

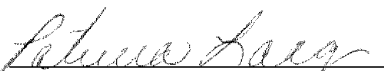
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

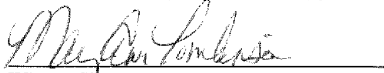
TO HAVE AND TO HOLD the same in fee simple forever.

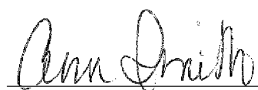
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2020.


IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: **PATRICIA LANG**



Witness Signature
Printed Name: **Mary Ann Tomlinson**


Name: **ANN SMITH**
Address: **51 EAST BAY STREET, CHARLESTON, SC 29401**


Name: **JOHN SMITH**
Address: **51 EAST BAY STREET, CHARLESTON, SC 29401**

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 September, 2021, by ANN SMITH AND JOHN SMITH, who are personally known to me or who have produced Driver's License as identification.


Signature of Notary
Printed Name: **PATRICIA LANG**
My commission expires: 2-5-23

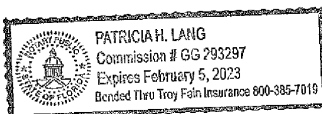
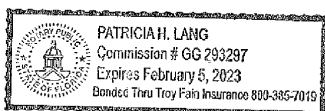


EXHIBIT " A "

LEGAL DESCRIPTION

Begin at the Southwest corner of said Section 36, Township 2 South, Range 15 East in Columbia County, Florida, and run thence N 88° 02' 00" E along the South line of said Section 36 893.01 feet; thence N 01° 58' 10" W 202.94 feet; thence N 47° 10' 06" W 765.72 feet; thence S 89° 05' 06" W 325.65 feet to a point on the West line of said Section 36; thence S 00° 07' 31" E along said West line 748.84 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO: A 60.00 foot easement being more particularly described as follows: Commence at the Southwest corner of said Section 36, in Columbia County, Florida, and run thence N 88° 02' 00" E along the South line of said Section 36 893.01 feet; thence N 01° 58' 10" W 202.94 feet to the point of beginning of said easement; thence N 48° 15' 10" E 450.46 feet to a point on the Westerly right of way line of Lower Springs Road (a county maintained graded road); thence N 40° 34' 59" W along said right of way line 60.00 feet; thence S 48° 15' 10" W 456.15 feet; thence N 47° 09' 06" W 204.82 feet; thence S 48° 15' 10" W 60.27 feet; thence S 47° 10' 06" E 265.09 feet; thence N 48° 15' 10" E 60.27 feet to the point of beginning of said easement.

LESS AND EXCEPT : Commence at the SW Corner of Section 36, Township 2 South, Range 15 East, Columbia County, Florida, and run thence N 00° 07' 31" W, along the West line of said Section 36, 201.86 feet to the point of beginning; thence continue N 00° 07' 31" W, along said West line, 546.99 feet, thence N 89° 05' 06" E, 325.65 feet; thence 47° 10' 06" E, 532.86 feet; thence S 75° 07' 35" W, 739.89 feet to the point of beginning.

TOGETHER WITH A 1978 DARL DOUBLEWIDE MOBILE HOME. ID NO: 6024D676R & 6024D676L

Property Address: 200 NW LUCY GLN, LAKE CITY, FL 32055.

Parcel ID: 36-2S-15-00118-003