

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6689CW

Parcel Identification No 01-5S-16-03390-024

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9 day of February, 2023 between **Ludwik Joseph Roehr and Dliana Villa-Roehr, Husband and Wife**, whose post office address is **4030 NW Colonial Glen, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **Donna M. Little, a Single Woman**, whose post office address is **153 SW Holly Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Commence at the SE corner of the NW 1/4, Section 1, Township 5 South, Range 16 East, Columbia County, Florida, and thence run N. 01 degrees 41'37" East, along the East line of said NW 1/4, 596.70 feet; thence N. 88 degrees 45'17" West, 168.93 feet to the Point of Beginning; thence continue N. 88 degrees 45'17" West 161.56 feet; thence N. 01 degrees 14'21" East 297.31 feet; thence S. 88 degrees 45'40" East 161.56 feet; thence S. 01 degrees 14'21" West 297.33 feet to the Point of Beginning.

Subject to and together with an ingress, egress and utility easement (50 feet wide), lying 25 feet on each side of the following described centerline:

Commence at the SE corner of the NW 1/4 Section 1, Township 5 South, Range 16 East Columbia County, Florida and run thence N 01°41'37" East, along the East line of said NW 1/4, 596.70 feet; thence N 88°45'17" West 9.11 feet to the West maintained right of way of SW Little Road and the Point of Beginning of said centerline; thence continue N 88°45'17" West 321.38 to the Point of Termination.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

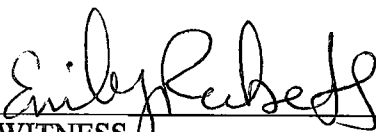
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Chest J. Whalen


Ludwik Joseph Roehr


WITNESS
PRINT NAME: Emily Roberts


Iliana Villa-Roehr

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 9 day of February, 2023, Ludwik Joseph Roehr and Iliana Villa-Roehr, who is/are personally known to me or has/have produced DL as identification.


Signature of Notary Public

