

PREPARED BY & RETURN TO:

Name: AMY SUE TILLMAN

Address: 16202 NW 222ND STREET, HIGH SPRINGS, FL
32643

Parcel No.: R10649-005 (A PART OF)

Inst: 202312007432 Date: 04/27/2023 Time: 3:15PM
Page 1 of 2 B: 1489 P: 699, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC MS
Deputy ClerkDoc Stamp-Deed: 0.70

Inst: 202312006126 Date: 04/10/2023 Time: 11:59AM
Page 1 of 1 B: 1487 P: 2728, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 630.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 10th day of April, 2023, by BRYON C. RYE and MARGARET C. RYE, HUSBAND AND WIFE, hereinafter called the Grantors, to AMY SUE TILLMAN, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND DAMON JAMES BEAL and CHEYENNE MICHELE BEAL, HUSBAND AND WIFE, AS TO AN UNDIVIDED ONE-HALF INTEREST whose post office address is 16202 NW 222ND STREET, HIGH SPRINGS, FL 32643, 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:

The South 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 6 South, Range 18 East, Columbia County, Florida.

Together with a 25' foot wide grant of easement for ingress and egress along the East boundary of the following described lands:

The South 1/2 of the North 1/2 of the NW 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 18 East of Columbia County, Florida.

AND

The North 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 of Section 29, Township 6 South, Range 18 East of Columbia County, Florida. LESS AND EXCEPT THE ATTACHED EXHIBIT "A"

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

SUBJECT TO TAXES FOR THE YEAR 2023 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 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, 2022.

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:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles

Bryon C. Rye
Name: BRYON C. RYE
Address: 127 SW BEAR LANE, FORT WHITE, FL 32038

Margaret C. Rye
Name: MARGARET C. RYE
Address: 127 SW BEAR LANE, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of April, 2023, by BRYON C. RYE and MARGARET C. RYE, who are personally known to me or who have produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26

EXHIBIT "A"

Begin at the SW corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 29, Township 6 South, Range 18 East in Columbia County, Florida, run East approximately 22 feet, run N $4^{\circ}34'29''$ W approximately 977.58 feet to the North line of S $\frac{1}{2}$ of N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 29, run West along the aforementioned North line to the West line of Section 29, run South along West line of Section 29 to the Point of Beginning.