

Prepared by and return to:

**The Law Office of Ralph R. Deas, P.A.**  
**227 SE Hernando Avenue**  
**Lake City, FL 32025**  
**(386) 754-0771**  
File Number: **2023-156**  
Will Call No.:

Inst: 202312017230 Date: 09/13/2023 Time: 1:59PM  
Page 1 of 2 B: 1498 P: 2126, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy ClerkDoc Stamp-Deed: 5425.00

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## Warranty Deed

**This Warranty Deed** made this **25th day of August, 2023** between **Louise Tardif** whose post office address is **2266 SE County Road 252, Lake City, FL 32025**, grantor, and **Bryan C. Acres and Jessica Acres** whose post office address is **2266 SE County Road 252, Lake City, FL 32025**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida** to-wit:

**Commence at the Northwest corner of the NE 1/4 of the NW 1/4, Section 22, Township 4 South, Range 17 East, and run thence N 88° 35' E, along the North line of said NE 1/4 of NW 1/4, 40.00 feet to the East Right-of-Way line of State Road No. S-133 and to the Point of Beginning, thence N 2°02'39" W, along said East Right-of-Way line, 82.48 feet to the Point of Intersection with the Southerly Right-of-Way line of State Road No. S-252, thence S 68°42'39" E, along said Southerly Right-of-Way line, 1924.85 feet, to the West line of Lands of H.B. Jones, thence S 4°28'39" E, along the West line of said Jones land, 666.60 feet to the South line of the NW 1/4 of said Section 22, thence S 88°41'55" W, along said South line, 1795.88 feet to the East Right-of-Way line of State Road No. S-133, thence N 2°02'39" W, along said East Right-of-Way, 1322.63 feet to the Point of Beginning, Being the NE 1/4 of NW 1/4 as lies South of State Road No. S-252 and East of State Road No. S-133, and a part of the W 1/2 of NW 1/4 of NE 1/4 as lies South of State Road No. S-252, all in Section 22, Township 4 South, Range 12 East and that part of the SE 1/4 of SW 1/4, Section 15, Township 4 South, Range 17 East, as lies South of State Road No. S-252 and East of State Road No. S-133, in Columbia County, Florida.**

**Parcel Identification Number: 08678-000**

**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 grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Witness  
Printed Name: Raphael Dean  
P.O. Address: 227 SE Hernandez Ave.  
Lake City, FL 32025

*[Signature]*  
Louise Tardif

*[Signature]*  
Witness  
Printed Name: Victoria Davis  
P.O. Address: 227 SE Hernandez Ave.  
Lake City, FL 32025

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of August, 2023 by Louise Tardif who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



VICTORIA M. DAVIS  
Commission # HH 228986  
Expires February 15, 2026

*[Signature]*  
Notary Public  
Print Name: Victoria M. Davis  
My Commission Expires: February 15, 2026