

Prepared by and return to:

Dale Nickelson
467 SW Walter Avenue
Lake City, FL 320254
(386) 758-1880

Parcel Identification No. Part of **01-5S-16-03406-106**

THIS DEED IS MADE WITHOUT THE
BENEFIT OF A TITLE SEARCH

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 18th day of September, 2020 between **Scott A. Nickelson, a Married Man**, whose post office address is **155 SW Hickock Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Dale Nickelson and Karla Nickelson, Husband and Wife**, whose post office address is **467 SW Walter Avenue, Lake City, FL 32024**, of the County of Columbia, 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:

Parcel 6B: The East ½ of Lot 6 “Rose Creek Plantation”, Phase 1, a Subdivision according to the plat thereof recorded in Plat Book 7, page 19 & 20 of the public records of Columbia County, Florida, Less and Except the following: Begin at the Northwest Corner of said Lot 6 and run Thence thence S 02 degrees 24’ 09” West along the West line of Lot 6, 690.10 feet to the North right of way of SW Governors Glen; Thence N 46 degrees 37’ 58” East 252.92 Feet to a point of curve, said curve being concave to the Northwest having a radius of 50.00 feet and an included angle of 43 degrees 20’ 30”, thence run Northeasterly along the arc of said curve an arc Distance of 37.82 feet; thence N 09 degrees 43’ 28” W, 490.61 feet to a point on the north line of Said Lot 6; Thence S 89 degrees 29’ 59” W, 145.51 feet to the Point of beginning.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

Subject to taxes for 2020 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:

Diane Steele

WITNESS

PRINT NAME: Diane Steele

[Signature]

WITNESS

PRINT NAME: Robert Skar

[Signature]

Scott A. Nickelson

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of September, 2020, by Scott A. Nickelson, who is personally known to me or has produced _____ as identification.

Diane Steele

Signature of Notary Public

