

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-7427VB

Parcel Identification No 13-4S-15-00358-008

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 25th day of January, 2024 between **Joseph Brent Ash and April Ash, Husband and Wife**, whose post office address is **340 NW Olive Glen, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **Nicholas Ronnie Tyre, a Single Man**, whose post office address is **5813 NW Lake Jeffery Road, Lake City, FL 32055**, 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:

Part of the SE 1/4 of the NW 1/4, Section 13, Township 4 South, Range 15 East, Columbia County, Florida. Formerly a part of lands described in Official Records Book 1047, Page 585, being more particularly described as follows:

Begin at the Southeast corner of the SE 1/4 of the NW 1/4 of said Section 13 and run thence S 88 deg 44'45" W, along the South line of said SE 1/4 of NW 1/4, a distance of 255.23 feet to the Point of Beginning; thence N 00 deg 00'43" E, a distance of 624.20 feet; thence N 85 deg 38'25" W, a distance of 110.69 feet; thence N 27 deg 13'12" E, a distance of 203.53 feet; thence S 88 deg 12'38" E, a distance of 272.58 feet to the East line of said SE 1/4 of NW 1/4; thence N 00 deg 02'01" E along said East line, a distance of 530.92 feet to the North line of said SE 1/4 of NW 1/4; thence S 88 deg 56'21" W, along said North line, a distance of 660.74 feet; thence S 88 deg 53'52" W continuing along said North line, a distance of 660.44 feet to the West line of said Se 1/4 of the NW 1/4; thence S 00 deg 02'28" E along said West line, a distance of 1331.34 feet to the South line of said SE 1/4 of the NW 1/4; thence N 88 deg 58'00" E along said Southline, a distance of 659.07 feet; thence N 88 deg 48'57" E, continuing along said South line, a distance of 405.49 feet to the Point of Beginning.

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


Subject to taxes for 2024 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.

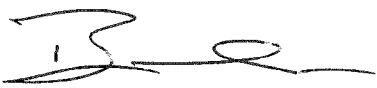
And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful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


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

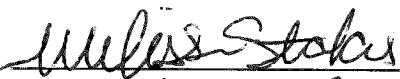
*Signed, sealed and delivered
in our presence:*


Witness: Christ J. W. Lala

Address: 426 SW Commerce Dr.
Lake City FL 32025


Joseph Brent Ash

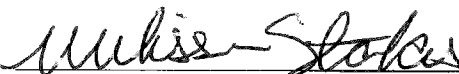

April Ash

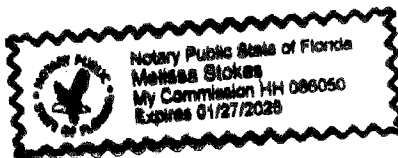

Witness: Melissa Stokes

Address: 426 SW Commerce Dr
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 25 day of January, 2024, by Joseph Brent Ash and April Ash.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DL