

Prepared by and return to:
Lizete M. Raiford

Community Title, LLC
175 NW 138th Ter., Ste. 100
Newberry, FL 32669
352-331-0817
File Number: **ct-22-1018**
Will Call No.:

Parcel Identification No. **06-4S-16-02788-021**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **24th** day of **February, 2022** between **Annie P. Kline and Joseph H. Kline, III, wife and husband** whose post office address is **356 SW Miracle Ct, Lake City, FL 32024** of the County of **Columbia**, State of **Florida**, grantor*, and **Michelle A. Graham and Ranford E. Anderson, wife and husband** whose post office address is **356 Miracle Ct, Lake City, FL 32024** of the County of **Columbia**, State of **Florida**, grantee*,

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 SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 88°47'15" E, ALONG SAID SOUTH LINE OF THE SE 1/4 OF SECTION 6, A DISTANCE OF 205.00 FEET; THENCE N 01°20'09" W, 55.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 252; THENCE CONTINUE N 01°20'09" W, ALONG THE EASTERLY RIGHT OF WAY OF A 60 FOOT GRADED ROAD, A DISTANCE OF 2599.92 FEET TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 6, THENCE RUN N 88°45'24" E, 1207.05 FEET ALONG SAID NORTH LINE OF THE SE 1/4; THENCE S 01°36'33" E, 955.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°36'33" E, 371.82 FEET; THENCE N 88°46'20" E, 557.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A GRADED ROAD; THENCE N 06°49'25" E, ALONG SAID RIGHT OF WAY OF GRADED ROAD, 375.65 FEET; THENCE S 88°45'37" W, 612.79 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 6 TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.88°46'20"E., ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 605.73 FEET TO THE POINT OF BEGINNING; THENCE N.06°49'25"E., ALONG A LINE 3.00 FEET WEST OF AND PARALLEL TO THE WESTERLY RIGHT-OF-WAY LINE OF SW MIRACLE COURT AND SAID LINES SOUTHERLY EXTENSION 1341.62 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 6; THENCE N.88°45'24"E., ALONG THE NORTH LINE OF SAID SE 1/4 A DISTANCE OF 3.03 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SW MIRACLE COURT; THENCE S.06°49'25"W., ALONG SAID WESTERLY RIGHT-OF-WAY LINE 1191.62 FEET; THENCE S.10°06'23"E., STILL ALONG SAID WESTERLY RIGHT-OF-WAY LINE 150.32 FEET; THENCE N.88°46'05"E., 47.24 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Virginia McCormac
Witness Name: Virginia McCormac

Annie P. Kline
Annie P. Kline

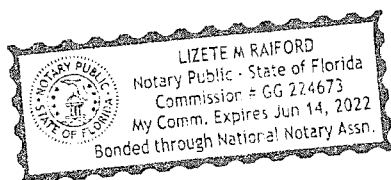
Lizete Raiford
Witness Name: Lizete Raiford

Joseph H. Kline, III
Joseph H. Kline, III

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of February, 2022 by Annie P. Kline and Joseph H. Kline, III, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Lizete Raiford
Notary Public

Printed Name: Lizete Raiford

My Commission Expires: _____