

This instrument prepared by & return to:  
Jessica Williams  
The Curtis Law Firm, P.A.  
103 N. Jefferson Street  
Perry, FL 32347  
Consideration: \$35,000.00  
Our File: 2020-270

Inst: 202012020280 Date: 12/03/2020 Time: 2:06PM  
Page 1 of 2 B: 1425 P: 997, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 245.00

## General Warranty Deed

Made this <sup>18<sup>th</sup></sup> day of November, 2020 by **Casandra M Marquis**, single whose post office address is: 285 SE Rattler Ct, High Springs, FL, 32643, hereinafter called the grantor, to: **Courtney Marie Koppel, single and James Perry Mahon, single, as Joint Tenants with Right of Survivorship** whose post office address is: 285 SE Rattler Ct, High Springs, FL, 32643 hereinafter called the grantee,

(Whenever used herein the term "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)

**WITNESSETH:** that the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia, Florida, viz:

### SEE ATTACHED EXHIBIT "A"

Parcel ID Number: **10-7S-17-09974-324**

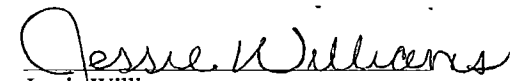

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

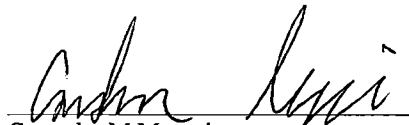
**To Have and to Hold**, the same in fee simple forever.

**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 12/31/2019.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, Sealed and Delivered in Our Presence:*

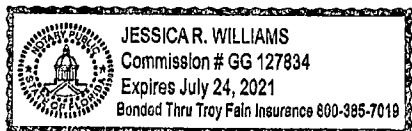
  
Jessie Williams  
  
Danielle Brown

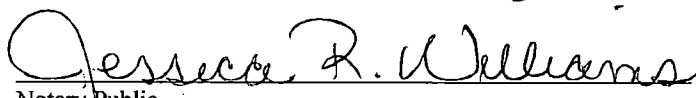
  
Casandra M Marquis

State of **Florida**  
County of **Taylor**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of November, 2020 by Casandra M Marquis who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



  
Notary Public

### **Exhibit A**

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 757, PAGE 465 (O.R. 757, PAGE 465) OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 17 EAST, OF SAID COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (SE 1/4 OF THE SW 1/4) OF SAID SECTION 10 FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 01°59'49" EAST, ALONG THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4 AND THE EAST LINE OF SAID O.R. 757, PAGE 465, A DISTANCE OF 290.10 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1397, PAGE 96 (O.R. 1397, PAGE 96) OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°59'49" EAST ALONG SAID WEST LINE OF THE SE 1/4 OF THE SW 1/4 AND THE EAST LINE OF SAID O.R. 757, PAGE 465, A DISTANCE OF 127.34 FEET; THENCE CONTINUE SOUTH 01°59'49" EAST ALONG SAID WEST LINE OF THE SE 1/4 OF THE SW 1/4 AND THE EAST LINE OF SAID O.R. 757, PAGE 465, A DISTANCE OF 127.34 FEET TO THE SOUTHEAST CORNER OF SAID O.R. 757, PAGE 465; THENCE RUN SOUTH 89°12'46" WEST, ALONG THE SOUTH LINE OF SAID O.R. 757, PAGE 465, A DISTANCE OF 382.00 FEET TO THE SOUTHWEST CORNER OF SAID O.R. 757, PAGE 465 AND THE SOUTHEAST CORNER OF DOGWOOD ACRES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 39 & 39A OF SAID PUBLIC RECORDS; THENCE RUN NORTH 01°52'55" WEST, ALONG THE WEST LINE OF SAID O.R. 757, PAGE 465 AND THE EAST LINE OF SAID DOGWOOD ACRES, A DISTANCE OF 127.33 FEET; THENCE CONTINUE NORTH 01°52'55" WEST, ALONG THE WEST LINE OF SAID O.R. 757, PAGE 465 AND THE EAST LINE OF SAID DOGWOOD ACRES, A DISTANCE OF 127.33 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED O.R. 1397, PAGE 96; THENCE RUN NORTH 89°12'46" EAST, ALONG THE SOUTH LINE OF SAID O.R. 1397, PAGE 96, A DISTANCE OF 381.49 FEET TO THE POINT OF BEGINNING.