

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE**  
**MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.**  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202012010907 Date: 06/23/2020 Time: 3:21PM  
Page 1 of 3 B: 1413 P: 2671, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 0.70

27.00  
- .70  
27.70

**WARRANTY DEED**

**THIS INDENTURE**, made this 22 day of June 2020, between **RALPH S. HARDEE, JR.**, and his wife, **BURMA SUE HARDEE**, whose mailing address is 525 SW Tularosa Ln., Lake City, Florida 32025, parties of the first part, Grantors, and **AMBER ELIZABETH HARDEE SUHL**, whose mailing address is 205 SE Dan Ct., Lake City, Florida 32025, parties of the second part, Grantee,

**W I T N E S S E T H:**

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**SUBJECT TO** all reservations easements and exceptions of record, if any.

**N.B.** Grantee is Grantors' daughter.

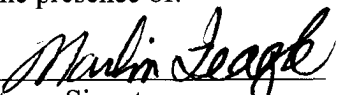
**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

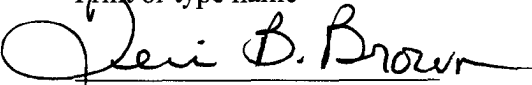
**AND** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
Witness Signature  
MARLIN Feagle  
Print or type name

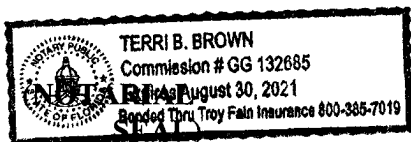
 (SEAL)  
RALPH S. HARDEE, JR.

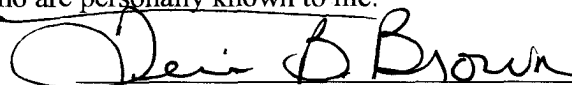
  
Witness Signature  
Terri B. Brown  
Print or type name

 (SEAL)  
BURMA SUE HARDEE

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 22 day of June 2020, by RALPH S. HARDEE, JR. and  
his wife, BURMA SUE HARDEE, who are personally known to me.



  
Notary Public, State of Florida

My Commission Expires:

8/30/2021

**EXHIBIT "A"**

**PARCEL ONE**

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 16 EAST, IN COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 16 EAST, IN COLUMBIA COUNTY, FLORIDA, AND RUN SOUTH 04 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 92.00 FEET TO THE SOUTH MAINTAINED RIGHT-OF-WAY LINE OF SOUTHWEST KING STREET, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 87 DEGREES 22 MINUTES 22 SECONDS EAST ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY LINE A DISTANCE OF 169.21 FEET; THENCE RUN SOUTH 04 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 379.00 FEET; THENCE RUN SOUTH 87 DEGREES 27 MINUTES 39 SECONDS WEST A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 04 DEGREES 26 MINUTES 55 SECONDS EAST A DISTANCE OF 379.00 FEET TO THE SOUTH MAINTAINED RIGHT-OF-WAY LINE OF SOUTHWEST KING STREET; THENCE RUN NORTH 87 DEGREES 56 MINUTES 41 SECONDS EAST ALONG SAID SOUTH MAINTAINED RIGHT-OF-WAY LINE A DISTANCE OF 30.79 FEET TO THE POINT OF BEGINNING. CONTAINING 1.73 ACRES, MORE OR LESS.

This legal description was provided and is included on the Boundary Survey prepared by John C. Driggers Professional Surveyor and Mapper, 5377 Southwest 35 Avenue, Jasper, Florida 32052.  
Dated May 4, 2020  
Project No.: 20-009