

PREPARED BY & RETURN TO:

Name: PAULA POLHILL PAYNE
Address: 1605 SW HOWELL STREET
LAKE CITY, FL 32024

Parcel No.: P/O 09599-000

09599-002

Inst: 202212007142 Date: 04/13/2022 Time: 12:33PM
Page 1 of 2 B: 1464 P: 423, James M Swisher Jr, Clerk of Court
Columbia, County, By: BS
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 6TH day of April, 2022, by PAULA POLHILL PAYNE and JERRI J. D. PAYNE, HER HUSBAND, hereinafter called the Grantors, to BETH DANIELLE PAYNE, (DAUGHTER OF THE GRANTORS) whose post office address is 7118 SW 88TH STREET, GAINESVILLE, FL 32608, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A"

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

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the 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 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Printed Name: Dallen Byrnes

Witness Signature

Printed Name: Kenn Branscome

Paula Polhill Payne L.S.
Name: PAULA POLHILL PAYNE
Address: 1605 SW HOWELL STREET, LAKE CITY, FL 32024

Jerry J. Payne L.S.
Name: JERRI J. D. PAYNE
Address: 1605 SW HOWELL STREET, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6TH day of April, 2022, by PAULA POLHILL PAYNE and JERRI J. D. PAYNE, who are personally known to me or who have produced FL Driver's License as identification.

Teresa Candelaria
Signature of Notary

Printed Name: Teresa Candelaria

My commission expires:

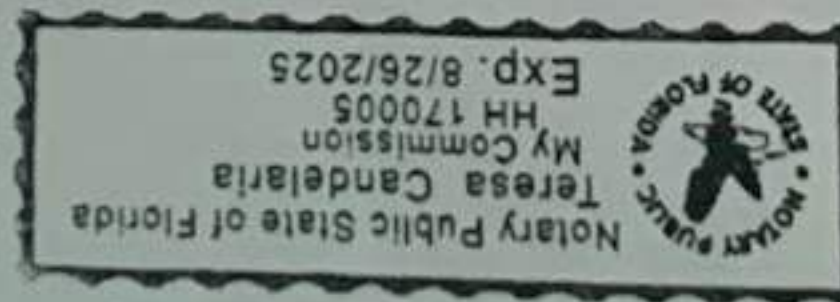


EXHIBIT "A"

DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, WITH SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID POINT OF BEGINNING BEING MARKED BY A 3-INCH X 3-INCH CONCRETE MONUMENT WITH NO VISIBLE MARKINGS AND RUN THENCE NORTH 00°54'29" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 4, A DISTANCE OF 612.91 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PSM5493"; THENCE DEPARTING SAID WEST LINE, NORTH 87°36'16" EAST, A DISTANCE OF 852.95 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1457, PAGE 1645 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY FLORIDA, SAID POINT OF INTERSECTION BEING MARKED BY A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "PSM5493"; THENCE SOUTH 01°01'45" EAST, ALONG SAID WEST LINE, A DISTANCE OF 612.41 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE THE AFORESAID NORTHWEST 1/4 OF SECTION 4, SAID POINT OF INTERSECTION BEING MARKED BY A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BRITT LB8018; THENCE DEPARTING SAID WEST LINE, SOUTH 87°34'23" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 854.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.002 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 30 FEET OF THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE SE CORNER OF THE WEST 1/2 OF THE NW 1/4, SECTION 4, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N. 01 DEGREES 02 MINUTES 23 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 A DISTANCE OF 1118.47 FEET; THENCE S. 87 DEGREES, 56 MINUTES, 22 SECONDS W., 466.98 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES, 23 SECONDS E., 1121.40 FEET TO THE SOUTH LINE OF BE WEST 1/2 OF THE NW 1/4 OF SAID SECTION 4; THENCE N. 87 DEGREES, 34 MINUTES 48 SECONDS E., ALONG SAID SOUTH LINE OF THE WEST 1/2 OF THE NW 1/4, SECTION 4, A DISTANCE OF 467.04 FEET TO THE POINT OF BEGINNING.