

Prepared By and Return To:  
Howard Smith  
Landmark Title, LLC  
7220 Financial Way  
Jacksonville, FL 32256

THIS IS TO CERTIFY THAT  
A TRUE AND CERTIFIED COPY  
OF THE ORIGINAL  
BY: *[Signature]* THAT IS  
A TRUE COPY

## General Warranty Deed

Made effective the 14th day of August, 2024, by Evelyn Groden, an unmarried woman, hereinafter called the Grantor, whose address is 10718 Coleman Road, Jacksonville, FL 32257 to James E. Ferrell and Gail A. Ferrell, a married couple, whose post office address is: 10169 Powell Creek Court, Jacksonville, FL 32222, 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 Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, more particularly described as follows:

Section 27: BEGIN AT THE SE CORNER OF THE SW ¼ OF THE SE ¼, OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 01° 36' 45" WEST, ALONG THE EAST LINE OF SAID SW ¼ OF SE ¼, 160.00 FEET, THENCE SOUTH 89° 26' 28" WEST, 556.36 FEET, THENCE SOUTH 01° 36' 45" EAST, 160.00 FEET TO THE SOUTH LINE OF SECTION 27, THENCE NORTH 89° 26' 28" EAST, ALONG SAID SOUTH LINE 556.36 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING IN THE SW ¼ OF THE SE ¼, SECTION 27, TOWNSHIP 4 SOUTH, RANGE 16 EAST.

TOGETHER WITH: 1990 REDMOND DOUBLE WIDE MOBILE HOME, ID# FL 14605327 A & B.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 274S16-03218-002

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.  
Signed, sealed and delivered in our presence:

Howard Smith  
Witness 1 Signature

Howard Smith  
Witness 1 Printed Name

7220 Financial Way  
Witness 1 Address: Jacksonville, FL 32251

Evelyn Groden  
Evelyn Groden

Amber Martz  
Witness 2 Signature

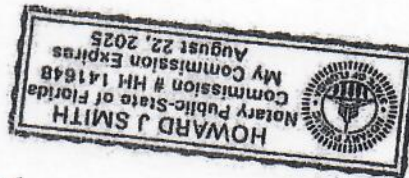
Amber Martz  
Witness 2 Printed Name

540 W Duval  
Witness 2 Address: St. Lake City, FL 32055

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 14 day of Aug, 2024, by Evelyn Groden.

Howard J Smith  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: FL DL

