

Prepared by and return to:

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File Number: 21-010D

Parcel Identification No. 06-4S-16-02788-014

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## Warranty Deed

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

**This Indenture** made this 19th day of May, 2021 between Corrana M. Cook, a single woman whose mailing address is 259 NW Mershon Street, Lake City, FL 32024, of the county of Columbia, State of Florida, and John D. Cook, a single man whose post office address is 203 Bishop Road, Lake City, FL 32024 of the County of Columbia, State of Florida, grantor\*, and James M. Davis and Veronica A. Davis, Trustees of the Davis Family Trust dated January 31, 2019, whose post office address is 365 SW Duckett Court, Lake City, FL 32024 of the County of Columbia, State of Florida, grantee\*,

**Witnesse**th 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:

### Parcel One

Commence at the Southwest corner of the Southeast  $\frac{1}{4}$  of Section 6, Township 4 South, Range 16 East, Columbia County, Florida and run N  $88^{\circ}47'15''$  E, along the South line of said Southeast  $\frac{1}{4}$ , a distance of 205.00 feet; thence N  $01^{\circ}20'09''$  W, 55.81 feet to the point of intersection of the Northerly right of way line of County Road No. 252 and the Easterly right of way line of Duckett Road (a county road); thence continue N  $01^{\circ}20'09''$  W, along said Easterly right of way line of Duckett Road 1,272.05 feet to a point on the South line of the North  $\frac{1}{2}$  of said Southeast  $\frac{1}{4}$  and the Point of Beginning; thence continue N  $01^{\circ}20'09''$  W, still along said Easterly right-of-way line, 110.00 feet; thence N  $88^{\circ}46'20''$  E. parallel to the South line of said North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , a distance of 396.00 feet; thence S  $01^{\circ}20'09''$  E, parallel to the Easterly right of way line of Duckett Road, 110.00 feet to a point on the South line of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ; thence S  $88^{\circ}46'20''$  W, along said South line 396.00 feet to the Point of Beginning.

### Parcel Two

Commence at the Southwest corner of the Southeast  $\frac{1}{4}$  of Section 6, Township 4 South, Range 16 East, Columbia County, Florida and run North  $88^{\circ}47'15''$  E. along the South line of said Southeast  $\frac{1}{4}$ , a distance of 205.00 feet. thence North  $01^{\circ}20'09''$  W., 55.81 feet to the point of intersection of the Northerly right-of-way line of County Road No. 252 and the Easterly right-of-way line of Duckett Road (a County Road), thence continue North  $01^{\circ}20'09''$  W., along said Easterly right-of-way line of Duckett Road, 1382.05 feet to the Point of Beginning, thence continue North  $01^{\circ}20'09''$  W., still along said Easterly right-of-way line, 110.00 feet, thence North  $88^{\circ}46'20''$  E., parallel to the South line of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , a distance of 396.00 feet, thence South  $01^{\circ}20'09''$  E., parallel to the Easterly right-of-way line of Duckett Road, 110.00 feet, thence South  $88^{\circ}46'20''$  W., parallel to the South line of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , a distance of 396.00 feet to the Point of Beginning.

Together with: 1998 Fleetwood Springhill Doublewide Mobile Home, Vin: GAFLV34A26220SL21  
Title #: 72192609 RP# R0740340 Vin: GAFLV34B26220SL21 Title#: 72192608 RP# R0740341

Subject to taxes for 2021 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:

[Signature]  
Witness  
Printed Name: Brent Baris

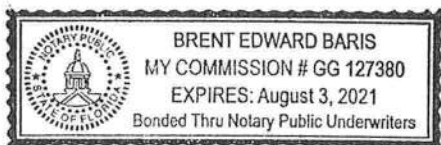
[Signature]  
John D. Cook

[Signature]  
Witness  
Printed Name: Danette Marden

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2021 by John D. Cook who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Brent Baris  
My Commission Expires: 8/3/21

[Signature]  
Witness  
Printed Name: Brent Baris

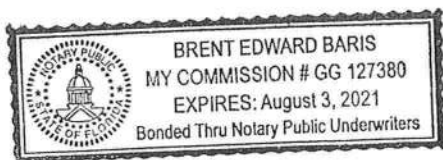
[Signature]  
Corrana M. Cook

[Signature]  
Witness  
Printed Name: Danette Marden

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2021 by Corrana M. Cook who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Brent Baris  
My Commission Expires: 8/3/21