

sale price 309,000.00
doc 1,400.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 24-10001TL

Parcel No.: 11-6S-16-03815-103

Inst: 202412024173 Date: 11/12/2024 Time: 3:33PM
Page 1 of 2 B: 1527 P: 945, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1400.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **8th** day of **November, 2024**, by **CHARLES HOWARD** and **JACQUELINE HOWARD, HUSBAND AND WIFE**, and **CORY D. HOWARD, A SINGLE PERSON**, hereinafter called the Grantors, to **GILDA DIAZ**, whose post office address is **6162 SW OLD WIRE RD., FORT WHITE, FL 32038**, 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 2024 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, 2024.

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:

Patricia Lang

Witness Signature

Printed Name: **PATRICIA LANG**

Witness Address: 757 W DUVAL STREET,
LAKE CITY, FL 32055

Patricia Lang

Witness Signature

Printed Name: **PATRICIA LANG**

Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055

Stephan Fanning

Witness Signature

Printed Name: **Stephan Fanning**

Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055

Charles Howard

L.S.

Name: CHARLES HOWARD

Address: 6162 SW OLD WIRE ROAD, FORT WHITE, FL 32038

Jacqueline Howard

L.S.

Name: JACQUELINE HOWARD

Address: 6162 SW OLD WIRE ROAD, FORT WHITE, FL 32038

Cory D. Howard by
Nichole Howard, as POA

L.S.

Name: CORY D. HOWARD BY NICHOLE HOWARD HIS

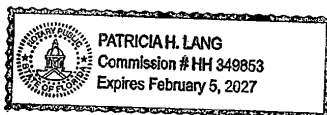
ATTORNEY IN FACT

Address: 6162 SW OLD WIRE ROAD, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of November, 2024, by CHARLES HOWARD, JACQUELINE HOWARD, and NICHOLE TURNER, ATTORNEY IN FACT FOR CORY D. HOWARD, who are personally known to me or who have produced

Driver's License as identification.



Patricia Lang

Signature of Notary

Printed Name:

My commission expires: *2-5-27*

EXHIBIT "A"

Lot 3, Cardinal Farms Phase 1, an Unrecorded Subdivision:

Commence at the Southeast corner of Section 11, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 88 degrees 19' 59" West along the South line of said Section 11, a distance of 3266.86 feet; Thence run North 22 degrees 15' 30" East a distance of 510.42 feet; Thence North 01 degree 40' 01" West a distance of 915.56 feet; Thence North 22 degrees 03' 23" East a distance of 1397.36 feet; Thence North 25 degrees 00' 03" East a distance of 2.82 feet to a point on the South line of the North 1/2 of Section 11; Thence continue North 25 degrees 00' 03" East a distance of 1476.15 feet to the Point of Beginning; Thence North 01 degrees 55' 52" East a distance of 452.02 feet; Thence South 88 degrees 04' 08" East a distance of 480.68 feet; Thence South 83 degrees 45' 42" East a distance of 462.31 feet to a point on the Westerly maintained right-of-way line of Old Wire Road; Thence Southwesterly along said Westerly maintained right-of-way of Old Wire Road a distance of 487 feet, more or less; Thence run North 83 degrees 45' 42" West a distance of 884.02 feet to the Point of Beginning.

Subject to Power Line Easement and subject to Deed Restrictions recorded in O.R. Book 0994, Pages 893-899, Columbia County, Florida.

TOGETHER WITH A 1990, DOUBLEWIDE MOBILE HOME, ID#S N84771A AND N84771B