

Prepared by and return to:
VIRGINIA E. MCCORMAC

Community Title, LLC
175 NW 138th Ter., Ste. 100
Newberry, FL 32669
352-331-0817
File Number: **CT-19-1415**

Parcel Identification No. **23-4S-17-08710-007**

_____[Space Above This Line For Recording Data]_____

Warranty Deed

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

This Indenture made this **30th** day of **December, 2019** between **Daniel Marsee and Edith Marsee, husband and wife** whose post office address is **PO Box 2606, Lake City, FL 32056** of the County of **Columbia**, State of **Florida**, grantor*, and **Wilbert Todman** whose post office address is **12919 132nd St, Jamaica, NY 11420** of the County of **Queens**, State of **New York**, grantee*,

Witnesseth 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:

A part of the NW 1/4 of Section 23, Township 4 South, Range 17 East, Columbia County, Florida being more particularly described as follows:

Commence at the Northwest corner of said Section 23 and run thence S 01 degrees 21'02" E 1054.58 feet; thence N 87 degrees 16'30" E 16.79 feet to a point on the East right-of-way line of Press-Ruth Road (a county maintained grade road), said point being the point of beginning; thence continue N 87 degrees 16'30" E 468.84 feet; thence S 07 degrees 22'30" W 598.72 feet to a point on the North right of way line of County Road No. 252; thence N 68 degrees 44'26" W along said North right-of-way line 409.34 feet to a point on the East right- of-way line of Press - Ruth Road (a county maintained grade road); thence N 01 degrees 21'02" W 423.17 feet to the point of beginning.

LESS and EXCEPT any part of those lands lying within road right of way, if any.

Subject to taxes for 2020 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:

Robert W. Woodard
Witness Name: Robert W. Woodard

Brenda Brown
Witness Name: Brenda Brown

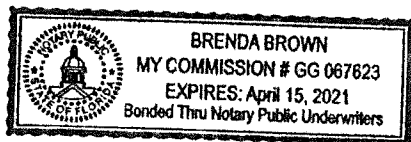
Daniel Marsee (Seal)
Daniel Marsee

Edith M. Marsee (Seal)
Edith Marsee

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 30th day of December, 2019 by Daniel Marsee and Edith Marsee, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Brenda Brown
Notary Public

Printed Name: Brenda Brown

My Commission Expires: April 15, 2021