

Sales Office
\$ 5,000.00
Doc Stamps
\$ 35.00

This Instrument Prepared by & return to:
Name: **Marla M. Landin, an employee of Integrity Title Services, LLC**
Address: **757 WEST DUVAL STREET Lake City, FL 32055 File No. 19-11007MML**

Inst: 201912029388 Date: 12/17/2019 Time: 9:13AM
Page 1 of 2 B: 1401 P: 890, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy Clerk Doc Stamp-Deed: 35.00

Parcel I.D. #: **R02806-010**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 4 day of **December**, A.D. 2019, by **JUDITH CARTER BROWN, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the grantor, to **JESSICA N. WARD and CHRISTOPHER G. WARD, HER HUSBAND**, whose post office address is **226 SW MORNING GLORY DRIVE, LAKE CITY, FL 32024**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

See Exhibit "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywayse appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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, except taxes accruing subsequent to December 31, 2019.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Linda G. Halligan
Witness Signature
Linda G. Halligan
Printed Name

Carole Pratt
Witness Signature
Carole Pratt
Printed Name

Judith Carter Brown L.S.
JUDITH CARTER BROWN
Address: **2320 ORANGE TREE DRIVE, EDGEWATER, FL 32141**

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 4 day of **December**, 2019, by **JUDITH CARTER BROWN**, who is known to me or who has produced Florida Drivers License as identification.

Victoria Eichhorn
Notary Public
My commission expires 02-05-2021

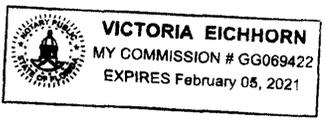


Exhibit "A"

Township 4 South, Range 16 East

Section 7: Begin at a concrete monument on the South right of way line of State Road 252, at which point the East line of the NE 1/4 of the NW 1/4 intersects said right of way line, and run thence S 1°19'16" E 1,280.69 feet along the East line of said NE 1/4 of NW 1/4 to a concrete monument; thence S 88°49'23" W along the South line of said NE 1/4 of NW 1/4 294.01 feet; thence N 1°02'06" W 1,280.93 feet to the South right of way line of State Road 252; thence N 88°49'0" E along South right of way line 290.72 feet to the Point of Beginning, said lands lying in and being a part of the NE 1/4 of the NW 1/4 of said Section 7, Columbia County, Florida.

LESS and EXCEPT lands as recorded in Official Records Book 777, Page 1964, Public Records of Columbia County, Florida.