

Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

Inst: 202112025290 Date: 12/14/2021 Time: 3:30PM  
Page 1 of 3 B: 1454 P: 2059, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 665.00

4-11209

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 3 day of December, 2021, by Chad Vercher and his wife, Jena S. Vercher A/K/A Jena M. Vercher, hereinafter called the grantor, to Barbara Anderson and her husband Johnnie D. Anderson whose address is: 5896 SE County Rd 252 Lake City, FL 32025 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witneseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*

Witness:

Madison Williams

Printed Name:

*Jessica Marilyn Thomas*

Witness:

Jessica Marilyn Thomas

Printed Name:

*[Signature]*

Chad Vercher

*Jena S. Vercher*

Jena S. Vercher A/K/A Jena M. Vercher

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of December, 2021 by Chad Vercher and his wife, Jena S. Vercher A/K/A Jena M. Vercher, personally known to me or, if not personally known to me, who produced DC as identification.

(Notary Seal)

*Jessica Marilyn Thomas*  
Notary Public

 Jessica Marilyn Thomas  
Notary Public  
State of Florida  
Comm# HH006283  
Expires 6/3/2024

4-11209

Exhibit "A"

A part of the South 1/2 of Section 30, Township 4 South, Range 18 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 30, and run thence North 33°51'50" West, 1412.79 feet to the POINT OF BEGINNING; thence continue North 52°06'41" East, 1224.86 feet to a point on the westerly right of way line of County Road #252 / Old Lulu Road; thence North 43°49'59" West, along said westerly right of way line, 361.82 feet; thence South 53°11'39" West, 1105.28 feet; thence South 21°00'25" East, 248.85 feet; thence South 33°51'43" East, 142.99 feet to the POINT OF BEGINNING.