

This instrument was prepared by:
DUANE E. THOMAS, ESQ.
206 S. Marion Ave.
Lake City, FL 32025

Inst: 202312008561 Date: 05/15/2023 Time: 12:31PM
Page 1 of 3 B: 1490 P: 1088, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

This indenture, made this 15th day of May, 2023, between DUANE E. THOMAS and KAREN K. THOMAS, Husband and wife, of 667 SE Buck GLN, Lake City, FL 32025, as Grantors, and ROBERT CABRAL JR. and SUSAN THOMAS CABRAL, Husband and Wife, as tenets by the entireties, whose residence address is 474 SE Paxton Place, Lake City, FL 32025, Grantees;

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of ten dollars (\$10.00), and other valuable considerations to him in hand paid by the 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 in and being in Hamilton County, Florida, to wit:

SEE EXHIBIT 1 ATTACHED HERETO

Subject to restrictions of record.

Together with all the 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 rights 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 12/31/2020.

In Witness Whereof, the said grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

signature: Paula R. Thomas

Duane E. Thomas
Duane E. Thomas, Grantor

witness printed name: Paula R. Thomas

signature: Taylor Strickland

Karen K. Thomas
Karen K. Thomas, Grantor

Witness printed name: Taylor Strickland

State of Florida:
County of COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of MAY, 2023, by Duane E. Thomas, and Karen K. Thomas, his wife, personally known to the undersigned. Witness my hand and official seal.

Therese Quiette Young
Notary Public

Print Name: Therese Quiette Young

My Commission Expires 03-10-2024



EXHIBIT 1 TO WARRANTY DEED FROM DUANE E, THOMAS AND KAREN K. THOMAS, H&W, GRANTORS, TO ROBERT CABRAL JR. AND SUSAN THOMAS CABRAL, H&W, GRANTEE.

PROPERTY: A parcel of land lying in Section 25, Township 5 South, Range 17 East, Columbia County, Florida, and Section 30, Township 5 South, Range 18 East, Columbia County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Section 30, Township 5 South, Range 18 East, Columbia County, Florida and run thence South 89°43'47" East, along the North line of said Section 30, a distance of 1296.47 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 30; thence South 01°13'59" East, along the East line of said Northwest 1/4 of the Northwest 1/4 of Section 30, a distance of 618.58 feet; thence South 89°58'11" West, a distance of 1524.63 feet to a point on the East right-of-way line of Price Creek Road (County Road 245), said point being a point on a curve concave to the West having a radius of 2914.93 feet, a central angle of 06°48'52", a chord bearing of North 01°26'35" West, and a chord distance of 346.48 feet; thence Northerly along the arc of said curve, being said East right-of-way line of Price Creek Road (County Road 245), a distance of 346.69 feet; thence North 87°43'55" East, a distance of 231.65 feet to a point on the East line of Section 25; thence North 01°40'22" West, along said East line of Section 25, a distance of 269.94 feet to the POINT OF BEGINNING.

Tax parcel numbers: 25-5S-17-09372-000 (A portion of)
and 30-5S-18-10609-000 (A portion of)

