

*Sales Price \$
Doc. 704.
giving to Daughter*

This Instrument Prepared by & return to:
Name: **HOLLY DUCKWORTH**
Address: **192 SW TITANIUM CT.,
LAKE CITY, FLORIDA 32024**

Inst: 201912023038 Date: 10/03/2019 Time: 11:00AM
Page 1 of 2 B: 1395 P: 2194, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel I.D. #: **03041-012**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 3rd day of **October**, A.D. 2019, by **ELIZABETH EARLS, ASINGLE PERSON**, hereinafter called the grantor, to **HOLLY DUCKWORTH and BRANDON DUCKWORTH, HER HUSBAND**, whose post office address is **192 SW TITANIUM CT, 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"

LEGAL PROVIDED BY GRANTOR

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.

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 grantees that he is lawfully seized of said land in fee simple; that he 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:

Mary Ann Tomlinson
Witness Signature **MARY ANN TOMLINSON**

Printed Name

Elizabeth Earls L.S.
ELIZABETH EARLS
Address: **192 SW TITANIUM CT, LAKE CITY, FL 32024**

Marla M Landin
Witness Signature **Marla M. Landin**

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of **October**, 2019, by **ELIZABETH EARLS**, who is known to me or who has produced Driver's License as identification.

Marla M Landin
Notary Public
My commission expires 9/16/22

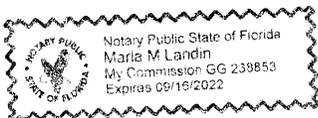


Exhibit "A"

PARCEL I: Commence at the Northwest Corner of the SW $\frac{1}{4}$ of Section 16, Township 4 South, Range 16 East Columbia County, Florida and run thence S 89° 44' 11" E along the North line of said SW $\frac{1}{4}$, 335.37 feet to the Point of Beginning, thence continue S 89° 44' 11" E along said North line, 335.36 feet to the West right-of-way line of Hilltop Road, Thence S 1° 05' 45" E along said West right-of-way line, 181.44 feet, thence N 89° 49' 25" W, 335.35 feet, thence N 1° 05' 45" W, 181.95 feet to the Point of Beginning. Said lands being a part of the E $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ as per plat by B. G. Moore dated March 25, 1970. Containing 1.40 acres MOL.