

Prepared by and return to:

JOEL F. FOREMAN, ESQ.
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P.O. BOX 550
Lake City, Florida 32056

Prepared from a legal description provided
by Grantors and without a title search

Inst: 202312002363 Date: 02/10/2023 Time: 3:58PM
Page 1 of 2 B: 1484 P: 1404, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 455.00

WARRANTY DEED

THIS INDENTURE, is made this 10 day of February 2023, between **MICHAEL C. FOREMAN and STEPHANIE W. FOREMAN**, husband and wife, whose address is 385 SE Racetrack Lane, Lake City, Florida 32025 hereinafter called "**GRANTORS**" to **THOMAS A. BARBER and KELSEY S. BARBER**, husband and wife, whose address is 2851 Southwest County Road 349, Lake City, Florida 32024, hereinafter called "**GRANTEES**".

WITNESSETH:

That said **Grantors**, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration to said **Grantors** in hand paid by said **Grantees**, the receipt and sufficiency whereof is hereby acknowledged, have granted, bargained and sold to the said **Grantees**, and **Grantees'** heirs, successors and assigns forever, **Grantors'** fee simple interest in the following described land (the "property"), said lands lying and being in Columbia County, Florida, to-wit:

A portion of Parcel Identification No. 21-4S-17-08631-000

COMMENCE AT THE SE CORNER OF THE NE: 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 01°31'32" W., ALONG THE EAST LINE OF SAID SECTION 21, 39.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW RACETRACK LANE; THENCE RUN S. 88°23'32" W., ALONG SAID RIGHT-OF-WAY LINE, 341.07 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 03°11'31" W., 1,280.59 FEET; THENCE S. 89°02'43" W., 339.84 FEET; THENCE S. 03°11'17" E., 1,284.74 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE N. 88°23'32" E., ALONG SAID NORTH RIGHT-OF-WAY LINE, 340.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.01 ACRES, MORE OR LESS.

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances belonging to or benefiting said property.

SUBJECT TO the following restrictions, for which Grantors reserve the right of enforcement:

No Mobile Homes or Modular Homes: Grantees nor their heirs, assigns, or any other successor in title shall cause to be constructed or located upon the land conveyed by this instrument any mobile home, modular home, or other prefabricated structure. Only site-built, framed structures may be used for residential purposes. This provision shall not prohibit the construction or use of prefabricated agricultural or non-residential structures such as a barn, workshop or storage building, but in no event shall any mobile home or portable office building be located on the property. This restriction shall run with the land.

Grantors' Right of First Refusal: Grantors reserve unto themselves, and by acceptance of this deed Grantees agree, that upon Grantee's receipt of any bona fide offer to purchase the property from the Grantees, or if Grantees offer to sell the property and have a ready, willing, and able buyer, then in either such event Grantors shall have the right to purchase the property from Grantees upon the same terms as such offer. Grantees shall give Grantors written notice of such offer and Grantors shall be afforded ten (10) days from the date of their actual receipt of said notice within which to exercise this right. If Grantors exercise their right, then they shall be afforded the same closing terms and conditions as were part of the bona fide offer. In the event Grantors do not exercise this right, the right shall be waived as to that offer only. The right shall apply to any subsequent or future offers made by or to Grantees for so long as they own the property.

And said **Grantors** do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness Chelsea Kearce


Witness Macy McRae



MICHAEL C. FOREMAN, Grantor



STEPHANIE W. FOREMAN, Grantor

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me in my physical presence this 10 day of February, 2023, by **MICHAEL C. FOREMAN and STEPHANIE W. FOREMAN**, whom are personally known to me or have produced DL as identification.

(SEAL)



Notary Public - State of Florida



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025