

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4983
Parcel Identification No 01-7S-15-01439-704

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14 day of July, 2021 between **Patricia Rupe f/k/a Patricia Murphy, a Single Woman**, whose post office address is **7 Kaffee Court, Palm Coast, FL 32164**, of the County of Flagler, State of Florida, Grantor, to **Stephen Norris, a Single Man**, whose post office address is **363 Southwest Memorial Drive, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantee

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by 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 and being in Columbia, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

A2363

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

*Signed, sealed and delivered
in our presence:*

Melissa Stokes

WITNESS

PRINT NAME: Melissa Stokes

James G. Albourn

WITNESS

PRINT NAME: James G. Albourn

Patricia Rupe
Patricia Rupe f/k/a Patricia Murphy

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 14 day of July, 2021, Patricia Rupe f/k/a Patricia Murphy, who is/are personally known to me or has/have produced FL DL as identification.

Melissa Stokes

Signature of Notary Public

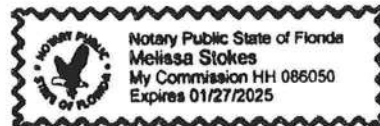


Exhibit "A"
Property Description

Block 7 - Lot 4

Commence at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 88 degrees 10 minutes 31 seconds West along the North line of said Southeast 1/4 of Section 1, being also the North line of Wilson Springs Community Phase 2, a distance of 33.01 feet to a point on the West line of Wilson Springs Road as Deeded to County, being also the East line of Wilson Springs Community Phase 2; thence North 00 degrees 15 minutes 08 seconds West along said West line of Wilson Springs Road as Deeded to County a distance of 32.85 feet; thence South 44 degrees 23 minutes 06 seconds West along the West line of Wilson Springs Community Phase 2 a distance of 19.06 feet; thence South 33 degrees 20 minutes 10 seconds West along said West line a distance of 127.29 feet; thence South 13 degrees 50 minutes 26 seconds West still along said West line a distance of 201.28 feet; thence South 36 degrees 15 minutes 19 seconds West still along said West line a distance of 100.83 feet; thence South 45 degrees 36 minutes 37 seconds West still along said West line a distance of 159.64 feet; thence South 65 degrees 38 minutes 07 seconds West still along said West line a distance of 134.90 feet; thence South 69 degrees 45 minutes 13 seconds West still along said West line a distance of 109.27 feet; thence South 49 degrees 33 minutes 22 seconds West still along said West line a distance of 289.43 feet; thence North 49 degrees 27 minutes 56 seconds West a distance of 386.39 feet; thence South 31 degrees 43 minutes 36 seconds West a distance of 980.00 feet to the Point of Beginning; thence South 54 degrees 38 minutes 54 seconds East a distance of 320.00 feet; thence South 87 degrees 16 minutes 53 seconds East a distance of 197.00 feet to a point on the Westerly line of Wilson Springs Community Phase 2; thence South 07 degrees 01 minutes 20 seconds West along said Westerly line of Wilson Springs Community Phase 2 a distance of 183.27 feet to a point on the Westerly right of way line of SW Shellcracker Road; thence South 19 degrees 18 minutes 25 seconds West along said Westerly right of way line of SW Shellcracker Road a distance of 42.08 feet; thence North 63 degrees 58 minutes 55 seconds West a distance of 580.17 feet; thence North 31 degrees 43 minutes 36 seconds East a distance of 190.00 feet to the Point of Beginning.