

**This Instrument Prepared by & return to:**  
Name: **JUDY A. MORELAN**  
**455 SW MONTEGO AVENUE**  
Address: **LAKE CITY, FLORIDA 32024**

Inst: 202012004468 Date: 02/25/2020 Time: 8:04AM  
Page 1 of 2 B: 1406 P: 919, P.DeWitt Cason, Clerk of Court Colum  
County, By: BD  
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel I.D. #: **R00459-305**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 21<sup>st</sup> day of **FEBRUARY**, A.D. 2020, by **JUDY A. MORELAN**  
**AND CHRISTOPHER MORELAN, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the  
grantors, to **TIFFANEY M. MORELAN**, whose post office address is **459 SW MONTEGO AVENUE, LAKE CITY,**  
**FL 32024**, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" 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 grantors, for and in consideration of the sum of \$10.00 and other valuable consideration,  
receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm  
unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

**ATTACHED EXHIBIT "A"**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OF SURVEY AND  
MAKES NO WARRANTY 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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple;  
that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 grantors have signed and sealed these presents, the day and year first above  
written.

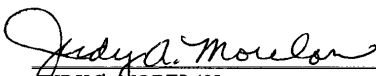
Signed, sealed and delivered in the presence of:


  
Witness Signature  
**PATRICIA LANG**

Printed Name

  
Witness Signature  
**MARY ANN TOMLINSON**

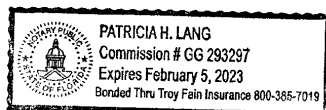
Printed Name


  
L.S.  
**JUDY A. MORELAN**  
Address: **455 SW MONTEGO AVENUE**  
**LAKE CITY, FLORIDA 32024**

  
L.S.  
**CHRISTOPHER MORELAN**  
Address: **849 22<sup>ND</sup> STREET, NORTH**  
**JACKSONVILLE, FLORIDA 32250**  
**(M) BEACH**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of **FEBRUARY**, 2020 by **JUDY A.**  
**MORELAN AND CHRISTOPHER MORELAN**, who are known to me or who have produced  
**Driver's License** as identification.



  
Notary Public  
My commission expires 2-5-23

**Exhibit "A"**

**A PORTION OF THE NW ¼ AND THE SW ¼ OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE SW CORNER OF SAID NW ¼ OF SECTION 14 AND RUN ALONG THE WEST LINE OF SAID SECTION, N 00°24'30" W., 258.82 FEET; THENCE N 89°35'30" E., 943.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°35'30" E., 300.00 FEET; THENCE S 00°24'30" E., 357.99 FEET; THENCE S 89°35'30" W., 300.00 FEET; THENCE N 00°24'30" W., 357.99 FEET TO THE POINT OF BEGINNING. CONTAINING 2.47 ACRES MORE OR LESS.**

**TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE LEFT (NORTH) OF THE FOLLOWING DESCRIBED LINE:**

**COMMENCE AT THE SW CORNER OF SAID NW ¼ OF SECTION 14 AND RUN ALONG THE WEST LINE OF SAID SECTION, N 00°24'30" W., 258.82 FEET; THENCE N 89°35'30" E., 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW MONTEGO AVENUE; THENCE S 00°24'30" E., ALONG SAID RIGHT-OF-WAY LINE., 357.99 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE N 89°35'30" E., 918.01 FEET TO THE POINT OF TERMINATION OF SAID LINE.**