



Prepared by:
Lynette Snell
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 22-1408-JM

Parcel ID: 06-4S-16-02788-051

Warranty Deed

This Indenture made this 17th day of August, 2022 BETWEEN Jiwan Perez Crawford and Liga Crawford, husband and wife, and Amar Serase Crawford, a married man, GRANTOR*, whose post office address is 127 SW Old Pecan Court, Lake City, FL 32024, and Anne M. Griffin, a single woman, and Andrew C. Connor, a single man, as joint tenants with rights of survivorship, GRANTEE*, whose post office address is PO Box 1022, Evans, GA 30809.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of Columbia, State of Florida, to-wit:

Commence at the NW corner of the SE 1/4 of the SE 1/4 of Section 6, Township 4 South, Range 16 East, Columbia County, Florida and run thence North 88°46'20" East, along the North line of said SE 1/4 of the SE 1/4 a distance of 63.92 feet to the Point of Beginning, thence continue North 88°46'20" East, still along the North line of said SE 1/4 of the SE 1/4 a distance of 541.81 feet; thence North 06°49'25" East, along a line 3.00 feet West of and parallel to the Westerly right of way line of Miracle Lane and said line's Southerly extension 1341.62 feet to a point on the North line of the SE 1/4 of said Section 6, thence North 88°45'24" East, along the North line of said SE 1/4 a distance of 3.03 feet to a point on the Westerly right of way line of Miracle Lane; thence South 06°49'25" West, along said Westerly right of way line 1191.62 feet, thence South 10°06'23" East, still along said Westerly right of way line 150.32 feet; thence South 07°48'34" West, still along said Westerly right of way line 149.93 feet; thence South 10°18'41" East, still along said Westerly right of way line 691.25 feet to the NE corner of the Joy Explosion Church property; thence South 89°13'01" West, along the North line of said church property 472.50 feet; thence North 01°13'40" West, 389.24 feet; thence South 88°46'20" West, 201.31 feet; thence North 01°20'09" West, 437.79 feet to the Point of Beginning.

Less and Except the lands described in Official Records Book 1342, Page 748.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2022 and Subsequent Years.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

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

Jiwan Perez Crawford
Jiwan Perez Crawford

Amar S. Crawford
Amar Serase Crawford

WITNESSES

[Signature]
Witness: LYNETTE SNELL

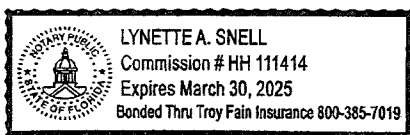
[Signature]
Witness: Joline C. Martin

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on **August 17, 2022** by **Jiwan Perez Crawford and Amar Serase Crawford** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]

[Signature]
Notary Public: _____
My commission expires: _____



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

Liga Crawford
Liga Crawford

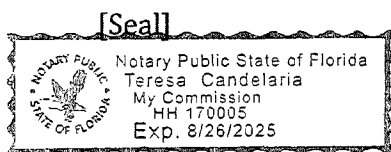
WITNESSES

BB
Witness: Brittany Branscome

Stephanie Collins
Witness: Stephanie Collins

State of Florida
County of Columbia

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on **August 17th, 2022** by **Liga Crawford** who is or are personally known to me or has or have produced Driver's License(s) as identification.



Teresa Candelaria
Notary Public: Teresa Candelaria
My commission expires: 8/26/25