

Prepared by and return to:

Bryan Boukari
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14804 Main Street
Alachua, FL 32615
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File Number: 2023-42
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **15th day of May 2023** between **KEN RUSSELL SNIDER and AMY GODWIN SNIDER**, whose post office address is **2927 SW TUSTENUGGEE AVE, Lake City, FL 32025**, grantor, and **WILLIAM BLAIR CHAPMAN** whose post office address is **170 SE EMMA PLACE, Lake City, FL 32025**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

COMMENCE AT THE NE CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 00°00'16" EAST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 1004.25 FEET; THENCE SOUTH 88°57'50" WEST, 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW STATE ROAD 47; THENCE SOUTH 00°00'16" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 676.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'16" EAST, STILL ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 300 FEET; THENCE SOUTH 88°58'28" WEST, 920.47 FEET; THENCE NORTH 00°01'59" WEST, 300.00 FEET; THENCE NORTH 88°58'28" EAST, 960.62 FEET TO THE POINT OF BEGINNING. A 30 FOOT EASEMENT FOR INGRESS AND EGRESS IS RESERVED FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE SOUTH 30.00 FEET THEREOF.

Parcel Identification Number: 09-6S-16-03802-010


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 grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 **12/31/2022**.


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:



Witness: H. Bryan Boukari


KEN RUSSELL SNIDER


Witness: Raymond L. Wise


Witness: H. Bryan Boukari


AMY GODWIN SNIDER


Witness: Raymond L. Wise

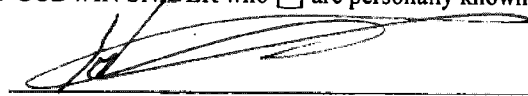
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of May 2023 by KEN RUSSELL SNIDER and AMY GODWIN SNIDER who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



HABIB BRYAN BOUKARI
Commission # GG 327026
Expires May 26, 2023
Bonded Thru Budget Notary Services


Notary Public
Print Name: Habib Bryan Boukari
My Commission Expires: May 26, 2023