

PREPARED BY & RETURN TO:

Name: MICHAEL W. ROBERTS  
Address: 637 SW CATHERINE LANE  
LAKE CITY, FL 32025

Parcel No.: 09328-009

Inst: 202112010660 Date: 05/26/2021 Time: 11:11AM  
Page 1 of 2 B: 1438 P: 1528, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 15<sup>th</sup> day of May, 2021, by RONALD JAMES ROBERTS, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to MICHAEL W. ROBERTS, A SINGLE MAN, whose post office address is 637 SW CATHERINE LANE, LAKE CITY, FL 32025, hereinafter called the Grantee;

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 County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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:

[Signature]  
Witness Signature  
Printed Name: Yamil Garcia Lopez

[Signature]  
Witness Signature  
Printed Name: Bryanna Colon

Ronald James Roberts L.S.  
Name: RONALD JAMES ROBERTS  
Address:

5893 McCLINTOCK DR.  
DENVER, NC 28037

STATE OF North Carolina  
COUNTY OF Cass

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15<sup>th</sup> day of May, 2021, by RONALD JAMES ROBERTS, who is personally known to me or who has produced NC Drivers License as identification.

[Signature]  
Signature of Notary  
Printed Name: Douglas P Kush  
My commission expires: 8-23-2025

DOUGLAS P KUSH  
Notary Public  
Cass Co., North Carolina  
My Commission Expires Aug. 23, 2025

"EXHIBIT A"

COMMENCE AT THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 3 OF MASON CITY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 03 DEG. 53 MIN. 06 SEC. WEST ALONG THE EAST LINE OF SAID BLOCK 3, 775.53 FEET; THENCE NORTH 86 DEG. 14 MIN. 04 SEC. EAST, 590.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEG. 14 MIN. 04 SEC. EAST, 323.14 FEET TO THE EAST LINE OF BLOCK 39; THENCE SOUTH 00 DEG. 10 MIN. 19 SEC. EAST, ALONG SAID EAST LINE, 440.81 FEET; THENCE NORTH 88 DEG. 54 MIN. 35 SEC. WEST, 522.18 FEET; THENCE NORTH 00 DEG. 10 MIN. 19 SEC. WEST, 396.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE RESERVATION OF THE FOLLOWING EASEMENT:

AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 3 OF MASON CITY AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 03 DEG. 55 MIN. 06 SEC. WEST ALONG THE EAST LINE OF SAID BLOCK 3, 415.26 FEET; THENCE NORTH 89 DEG. 49 MIN. 41 SEC. EAST, 526.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEG. 10 MIN. 19 SEC. WEST, 60.00 FEET; THENCE NORTH 89 DEG. 49 MIN. 41 SEC. EAST, 60.00 FEET; THENCE SOUTH 00 DEG. 10 MIN. 19 SEC. EAST, 916.33 FEET TO THE NORTH RIGHT OF WAY OF JAMES TEAGLE ROAD; THENCE SOUTH 88 DEG. 30 MIN. 42 SEC. WEST ALONG SAID NORTH RIGHT OF WAY, 60.02 FEET; THENCE NORTH 00 DEG. 10 MIN. 19 SEC. WEST, 857.71 FEET TO THE POINT OF BEGINNING.