

Prepared by and return to:
ELIZABETH LEE HRAPSKI
209 Old Mill Drive
Lake City, Florida 32025

This deed was given without the
benefit of a search or issuance of
Title Insurance.

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1st day of March, 2023 between PHYLLIS ANN SKINNER, A SINGLE WOMEN, whose post office address is 287 Old Mill Drive, Lake City, Florida 32025, of the County of Columbia, Florida, Grantor, to ELIZABETH LEE HRAPSKI, A SINGLE WOMEN, whose post office address is 209 Old Mill Drive, Lake City, Florida 32025, 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"

Note: The purpose of this deed is to clarify that Phyllis Ann Skinner is the mother of Elizabeth Lee Hrapski and that she is conveying 6.00 acres to her daughter. Surveyed by Innovate Engineering & Surveying dated January 11, 2023.

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

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

*Signed, sealed and delivered
in our presence:*

Lacey McCarthy
WITNESS

PRINT NAME: Lacey McCarthy

Valarie Benz
WITNESS

PRINT NAME: Valarie Benz

Phyllis A. Skinner
PHYLLIS ANN SKINNER

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of March, 2023, by **PHYLLIS ANN SKINNER**, who is/are personally known to me or has/have produced FL Drivers License as identification.

L. Nahabetian

Signature of Notary Public

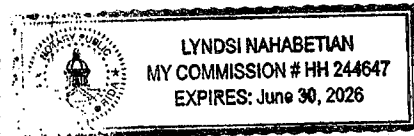


EXHIBIT "A"

Survey Legal Tract 2

All that tract or parcel of land lying and being in the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 4 South, Range 16 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Southeast 1/4 of said Section 8; run thence S 88°45'48" W (along the North line of the Southeast 1/4) a distance of 1567.39' to the Point of Beginning. From said Point of Beginning run thence S 01°14'12" E a distance of 417.00' to a 5/8" rebar with cap #6995; thence S 88°45'48" W a distance of 626.76' to a 5/8" rebar with cap #6995; thence N 01°14'12" W a distance of 417.00' to a 5/8" rebar with cap #6995; thence N 88°45'48" E a distance of 626.76' to a 5/8" rebar with cap #6995 and being the Point of Beginning. Said tract having an area of 6.00 acres.

ALL TOGETHER WITH an Ingress Egress and Utility Easement along the North 30' of the tract more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Southeast 1/4 of said Section 8; run thence S 88°45'48" W (along the North line of the Southeast 1/4) a distance of 1567.39' to a 5/8" rebar with cap #6995; thence S 88°45'48" W (continuing along the North line of the Southeast 1/4) to the Point of Beginning. From said Point of Beginning run thence S 01°14'12" E a distance of 417.00' to a 5/8" rebar with cap #6995; thence S 88°45'48" W a distance of 419.05' to a 5/8" rebar with cap #6995 being on the East Right of Way of SW Birley Ave; thence (along SW Birley Ave) with a curve turning to the left, an arc length of 399.93', a radius of 11,494.18', a chord bearing of N 01°12'29" W, and a chord length of 399.91' to a 5/8" rebar with cap #6995; thence (continuing along SW Birley Ave) N 02°12'17" W a distance of 17.09' to a 5/8" rebar with cap #6995; thence N 88°45'48" E a distance of 419.14' to a 5/8" rebar with cap #6995 and being the Point of Beginning. Said tract having an area of 4.00 acres.