

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20163

46
Inst: 202412010138 Date: 05/15/2024 Time: 11:32AM
Page 1 of 2 B: 1514 P: 1523, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *he*
Deputy Clerk Doc Stamp-Deed: 4305.00

Warranty Deed

This **Warranty Deed** is executed this 10 day of May, 2024 by Tanya Marie Norris, an unmarried woman, whose address is 351 Southwest Daytime Lane, Lake City, FL 32024, hereinafter called the grantor, to Christine Goddard and Michael Goddard, wife and husband, whose address is 3270 Sand Road, Cape Coral, FL 33993, hereinafter called the grantee:

(Wherever 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 corporation)

Witneseth, that said Grantor, for and in consideration of the sum of **TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

The West 1/2 of the SE 1/4 of the NW 1/4 of Section 28, Township 4 South, Range 16 East, Columbia County, Florida, LESS AND EXCEPT the North 97.83 feet of the West 1/2 of the SE 1/4 of the NW 1/4, of Section 28, Township 4 South, Range 16 East, Columbia County, Florida.

TOGETHER WITH an easement for ingress and egress over the East 30 feet of the NE 1/4 of NW 1/4 and West 30 feet of the NW 1/4 of NE 1/4 and West 30 Feet of the SW 1/4 of NE 1/4 and West 30 feet of the NW 1/4 of the SE 1/4 and the South 60 feet of the East 1/2 of the SE 1/4 of the NW 1/4.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

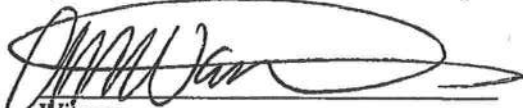
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.


And 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.

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

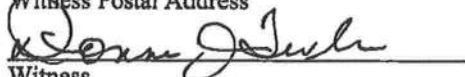
Signed, sealed and delivered in our presence:


Witness

Maddy Van
Printed Name


Tanya Marie Norris

283 NW Cole Terr Lake City, FL 32055
Witness Postal Address



Witness

Donna J Terlin
Printed Name

283 NW Cole Terr Lake City, FL 32053
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 10 day of May, 2024, by Tanya Marie Norris.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DL