

Prepared by and return to:  
Madison Williams  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055  
ATT 4-11619

Inst: 202212010377 Date: 05/25/2022 Time: 5:16PM  
Page 1 of 2 B: 1467 P: 1595, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *[Signature]*  
Deputy ClerkDoc Stamp-Deed: 1995.00

## Warranty Deed

**This Warranty Deed** is executed this 24 day of May, 2022 by Shelia Renee Manning, a Single Person, whose address is 142 NW Samme Ct, Lake City, FL 32055, hereinafter called the grantor, to Russell J. DeGidio and Kendra D. Moore- DeGidio, husband and wife, whose address is 788 Grand Park Drive, St. Johns, FL 32259, 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)

**Witnesseth**, 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.

Commence at the SE Corner of the West ½ of the NE ¼ of the NE ¼ of section 15, Township 3 South, Range 16 East, Columbia County Florida and Run N.00 19'29"E., 110.01 Feet to an Iron Rod and Cap, PLS 1594; Thence Run N.00 17'24"E., 30.00 Feet to the point of Beginning; Thence continue N.00 17'24"E., 191.72 Feet to a Found Concrete Monument ( Not Labeled); Thence S. 89 02'28"W. 669.40 Feet; Thence S.00 22'13"W., 329.45 Feet to a Found Concrete Monument (Not Labeled); Thence N.89 14'13"E., 333.75 Feet to an Iron Road and Cap (LB 8016); Thence N.00 16'50"E., 109.97 Feet to a Set Iron Rod and Cap; Thence N.84 08'17"E., 337.98 Feet to the Point of Beginning.

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

**Subject To** taxes for 2022 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.

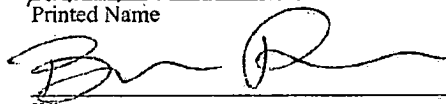
**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness

Madison Williams  
Printed Name


  
\_\_\_\_\_  
Shelia Renee Manning

  
\_\_\_\_\_  
Witness

Brooke Parrish  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( )  
online notarization this 24 day of May, 2022, by Shelia Renee Manning.

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

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓

Type of Identification

Produced: ea



MADISON M. WILLIAMS  
Notary Public  
State of Florida  
Comm# HH213818  
Expires 1/5/2026