

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-5025KP

Parcel Identification No 13-3S-15-00176-002

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1st day of September, 2021 between Shannon L. Delgado, Trustee of Shannon L. Delgado Revocable Trust Dated September 19, 2018, whose post office address is 18509 NW 138th Avenue, Alachua, FL 32615, of the County of Alachua, State of Florida, Grantor, to James D. Smith and Laura Edstrom-Smith, Husband and Wife, whose post office address is 539 NW Ridge Glen, Wellborn, FL 32094, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

See "Exhibit A"

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:*

Valarie Benz
WITNESS
PRINT NAME: Valarie Benz
Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L. Pearce

Shannon L. Delgado Revocable Trust Dated September 19, 2018

By: Shannon L. Delgado
Shannon L. Delgado, Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of On physical presence or () online notarization this 1st day of September, 2021, Shannon L. Delgado, Trustee of Shannon L. Delgado Revocable Trust Dated September 19, 2018, who is personally known to me or has produced Drivers License as identification.

Valarie Benz
Signature of Notary Public

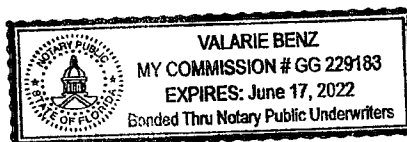


Exhibit "A"
Property Description

Township 3 South, Range 15 East

Section 13: A part of Section 13, Township 3 South, Range 15 East and Section 18, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 13 and run thence South 00 degrees 11 minutes 31 seconds East, along the East line of said Section 13, 673.08 feet to the Point of Beginning; thence South 81 degrees 49 minutes 30 seconds East, 8.08 feet; thence South 00 degrees 01 minutes 17 seconds East, 1027.57 feet to a point on the North right of way line of the Seaboard Coastline Railroad; thence North 81 degrees 49 minutes 30 seconds West, along said North right of way line, 655.29 feet; thence North 00 degrees 01 minutes 12 seconds West, 1027.57 feet; thence South 81 degrees 49 minutes 30 seconds East, 647.17 feet to the Point of Beginning.

Together with a 30 foot easement for ingress, egress and utilities described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 13 and run thence South 00 degrees 11 minutes 31 seconds East, along the East line of said Section 13, 673.08 feet; thence North 81 degrees 49 minutes 30 seconds West, 647.17 feet; thence South 00 degrees 01 minutes 12 seconds East 997.57 feet to the Point of Beginning; thence continue South 00 degrees 01 minutes 12 seconds East, 30.00 feet to a point on the North right of way line of the Seaboard Coastline Railroad; thence North 81 degrees 49 minutes 30 seconds West, along said North Railroad right of way line, 2048.30 feet to a point on the East right of way line of County Road No. 135 (a County Maintained Road); thence North 00 degrees 23 minutes 58 seconds East, along said East right of way line, 30.00 feet; thence South 81 degrees 49 minutes 30 seconds East, 2047.99 feet to the Point of Beginning.