

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 2022-5760MS

Parcel Identification No 06-1S-17-04493-000

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## WARRANTY DEED

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

This indenture made the 18 day of March, 2022 between **Eula Rebecca King, a Single Woman**, whose post office address is **126 Hillcrest Circle NE, Branford, FL 32008**, of the County of Suwannee, State of Florida, Grantor, to **James Steven Duncan and Elizabeth Davis Duncan, Husband and Wife**, whose post office address is **17700 N US Highway 441, White Springs, FL 32096**, 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:

A tract of land in Government Lot 1, Section 6, Township 1 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Northwest corner of said Government Lot 1, run South 0 degrees 03'48" West along the West line of Government Lot 1, 240 feet to the POINT OF BEGINNING; thence continue South 0 degrees 03'48" West along said West line, 401.88 feet; thence North 89 degrees 25'00" East 605.96 feet to the Westerly RIGHT OF WAY line of State Road No. 47 (U.S. Route No. 441); thence North 16 degrees 14'00" West along said Westerly RIGHT OF WAY Line 417.33 feet; thence South 89 degrees 25'00" West 488.85 feet to the POINT OF BEGINNING.

**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:*

*Amber H. Suhl*  
WITNESS  
PRINT NAME: Amber H. Suhl

*Lyndsi Nahabetian*  
WITNESS  
PRINT NAME: Lyndsi Nahabetian

*Eula Rebecca King*  
Eula Rebecca King

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of March, 2022, Eula Rebecca King, who is/are personally known to me or has/have produced FLDL as identification.

*Amber H. Suhl*  
Signature of Notary Public

