

PREPARED BY, RECORD AND RETURN TO:

Ricky Haddock
375 SW Jones Terrace
Lake City, FL 32025

Inst: 202112004214 Date: 03/08/2021 Time: 11:48AM
Page 1 of 2 B: 1431 P: 2777, James M Swisher Jr, Clerk of Court
Columbia, County, By: BS
Deputy Clerk Doc Stamp-Deed: 0.70

NOTE TO CLERK: This is an intrafamilial conveyance with no mortgage of record; therefore, minimum stamps are affixed hereto.

WARRANTY DEED

THIS WARRANTY DEED made this 6th day of MARCH, 2021, by **Elijah Haddock**, an unmarried widower and survivor of an estate by the entirety with Mildred Haddock (hereinafter called Grantor), whose post office address is 375 SW Jones Terrace, Lake City, Florida 32025, to **Carolyn Nakpodia** (hereinafter called Grantee), and whose post office address is 392 NW Scenic Lake Drive, Lake City, Florida 32055.

(Wherever used herein the term "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 corporations).

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Columbia**, State of Florida, to-wit:

BEG 840 FT E OF NW COR OF SE1/4 OF SE1/4, RUN S 210 FT, E 210 FT, N 210 FT, W 210 FT TO POB & DEED BK 54-277

Parcel Identification No: 36-2S-16-01896-000

8 AC IN NW COR OF SE1/4 OF SE1/4 AS DESC IN DEED RECORDED JAN 06, 1944 & (ORB 825-1014 DESC AN 60 FT EASEMENT)

Parcel Identification No: 36-2S-16-01894-000

W1/2 OF NW1/4 OF SE1/4 OF SE 1/4.

Parcel Identification No: 20-4S-17-08626-000

No title evidence was requested or furnished in connection with the preparation of this instrument and no opinion, expressed or implied, is intended by the above-named scrivener as to the marketability or condition of the title to or boundaries of the property described herein.

SUBJECT TO taxes accruing subsequent to December 31, 2020.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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TOGETHER with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the 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; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.

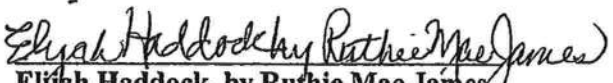
Signed, sealed and delivered
in our presence:

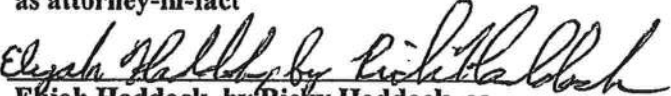

Witness #1 signature
DONALD LAVERN RHODES

DONALD LAVERN RHODES
Witness #1 printed name


Witness #2 signature


DIANE JEAN PARRETT
Witness #2 printed name


Elijah Haddock, by Ruthie Mae James,
as attorney-in-fact


Elijah Haddock, by Ricky Haddock, as
attorney-in-fact

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of X physical presence, or online notarization, this 10th day of MARCH, 2021, by **Ruthie Mae James and Ricky Haddock**, as co-attorneys-in-fact for Elijah Haddock, who are personally known to me or have produced their valid driver's license as identification.


Notary Public
My Commission Expires: 01-18-2022
(Notary Seal)



DIANE JEAN PARRETT
Commission # GG 176720
Expires January 18, 2022