

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055

Inst: 202212023478 Date: 12/12/2022 Time: 9:39AM
Page 1 of 3 B: 1480 P: 2583, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed is executed this 12 day of December, 2022 by Marianna Kaiser, A Single Person, hereinafter called the grantor, to Stephen Seraballs, whose address is 610 SW Norma Jean GLN, Lake City, FL 32024, 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.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof

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

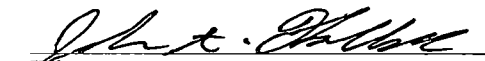
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

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


Marianna Kaiser

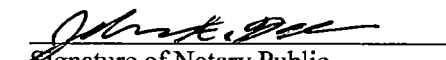
Jordan A. Hallock
Printed Name


Witness

Martha Marie Martisek
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 12 day of December, 2022, by Marianna Kaiser, A Single Person.


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



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

Personally Known: _____ OR Produced Identification: DL ✓
Type of Identification
Produced: DL

Exhibit "A"

DESCRIPTION:

A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SE CORNER OF SAID NE 1/4 OF SW 1/4, AND RUN N.00°08'58"E., 536.25 FEET; THENCE S.89°59'28"W., 1315.54 FEET TO THE WEST LINE OF SAID NE 1/4 OF SW 1/4; THENCE S.00°13'28"W., ALONG SAID WEST LINE, 563.25 FEET TO THE SW CORNER OF SAID NE 1/4 OF SW 1/4; THENCE N.89°59'29"E., ALONG THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4, 1316.28 FEET TO THE POINT OF BEGINNING. CONTAINING 17.02 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF NE 1/4 OF SW 1/4, SECTION 6, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N.00°08'58"E., 536.25 FEET TO THE POINT OF BEGINNING; THENCE N.00°09'49"E., 234.74 FEET TO THE SW CORNER OF LOT 4 OF "HIGHLAND FARMS" AS PER THE PLAT OF RECORD, RECORDED IN PLAT BOOK 5, PAGE 87 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.00°12'09"E., 178.68 FEET; THENCE S.89°12'55"E., 818.21 FEET TO THE EAST LINE OF SAID LOT 4 AND THE WEST RIGHT-OF-WAY LINE OF SW NORMA JEAN GLEN; THENCE N.00°47'05"E., ALONG SAID RIGHT-OF-WAY LINE, 30.00 FEET; THENCE N.89°12'55"W., 848.52 FEET; THENCE S.00°10'55"W., 443.74 FEET; THENCE S.89°50'11"E., 30.00 FEET TO THE POINT OF BEGINNING.