

Prepared by and return to:

Debbie Moore
Brinson & McLeod Title and Closing Services, LLC
118 Parshley Street Southwest
Live Oak, FL 32064
(386) 330-0125
File No 21-189

Parcel Identification No 36-3S-15-00302-101

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WARRANTY DEED

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

This indenture made the 12th day of July, 2021 between Ethan Law, a/k/a Ethan D. Law and Kristal Law, a/k/a Kristal A. Law, husband and wife, whose post office address is 1142 SW Mayo Rd, Lake City, FL 32024-2943, of the County of Columbia, State of Florida, Grantors, to Justin Aron Ellis a/k/a Justin Arron Ellis and Stephanie Rhiannon Ellis, husband and wife, whose post office address is 1142 SW Mayo Rd, Lake City, FL 32024-2943, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

PARCEL A

COMMENCE AT THE NE CORNER OF THE S 1/2 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 89°57'35"W ALONG THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SECTION 36 A DISTANCE OF 1178.69 FEET TO THE POINT OF BEGINNING; THENCE S 00°04'08" E A DISTANCE OF 390.82 FEET; THENCE S 89°55'52"W A DISTANCE OF 1254.49 FEET TO A POINT ON THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF SW MAYO ROAD; THENCE N 14°15'40"E ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF SW MAYO ROAD, A DISTANCE OF 375.28 FEET; THENCE N 18°20'30"E STILL ALONG SAID WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF SW MAYO ROAD A DISTANCE OF 30.99 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SECTION 36; THENCE S 89°57'35" E ALONG SAID NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SECTION 36, A DISTANCE OF 1151.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART LYING WITHIN SW MAYO ROAD

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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah Chauncey
WITNESS
PRINT NAME: Sarah Chauncey
Debbie G. Moore
WITNESS
PRINT NAME: Debbie G. Moore

Ethan Law
Ethan Law, a/k/a Ethan D. Law
Kristal Law
Kristal Law, a/k/a Kristal A. Law

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of July, 2021, by Ethan Law, a/k/a Ethan D. Law and Kristal Law a/k/a Kristal A. Law.

Debbie G. Moore
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification FL DL
Produced: _____

