

*sales price to
doc. 70*

PREPARED BY & RETURN TO:

Name: Integrit06, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 24-10003

Parcel No.: R02785-005

Inst: 202412025823 Date: 12/04/2024 Time: 3:45PM
Page 1 of 1 B: 1528 P: 1994, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **25th** day of **November, 2024**, by **ALAN A ELLIS, JR.**, hereinafter called the Grantor, to **ALAN A ELLIS, JR., and KAREN W. ELLIS, HUSBAND AND WIFE**, whose post office address is **3746 PINEMOUNT RD., Lake City, FL 32024**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6,, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 01° 03' 01" WEST, 1534.03 FEET; THENCE SOUTH 88° 47' 25" WEST 23.41 FEET; THENCE SOUTH 01° 01' 32" EAST 1285.07 FEET; THENCE SOUTH 88° 47' 25" WEST 248.00 FEET; THENCE SOUTH 01° 01' 32" EAST, 412.00 FEET; THENCE NORTH 88° 47' 25" EAST 248.00 FEET; THENCE SOUTH 01° 01' 32" EAST, 1107.60 FEET; THENCE NORTH 88° 41' 02" EAST, 23.95 FEET; THENCE NORTH 01° 01' 11" WEST, 1270.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenant with the Grantees that the Grantor lawfully seized of said land in fee simple, that the Grantor good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature

Printed Name: **PATRICIA LANG**

Witness Address: *757 W Duval St.
Lake City, FL 32055*

Alan A. Ellis Jr
Name: **ALAN A ELLIS, JR.**

Address: **3746 PINEMOUNT RD., Lake City, FL 32024**

Mary Ann Tomlinson
Witness Signature

Printed Name: **Mary Ann Tomlinson**

Witness Address: *757 W Duval Street
Lake City, FL 32055*