

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12544

Inst: 202312020970 Date: 11/07/2023 Time: 9:15AM
Page 1 of 4 B: 1502 P: 999, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH
Deputy Clerk Doc Stamp-Deed: 1365.00

Warranty Deed

This Warranty Deed is executed this 2nd day of November, 2023 by Michael Joseph Boden a/k/a Michael Joseph Boden, Sr., and Joined by his Spouse, Constance J. Boden as to a Life Estate, hereinafter called the grantor, to William Seth Clarkson, Mary Lou Branam, and Douglas Eugene Thrift, as Joint Tenants With Right of Survivorship, whose address is 198 South West Azalea Place, 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

Ally Robinson
Printed Name

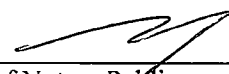

Michael Joseph Boden


Witness

Michael H Harrell
Printed Name

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 2nd day of October, 2023, by Michael Joseph Boden


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



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: DL

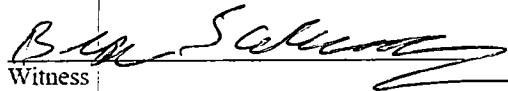
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness

Daniel A. Bruchalski
Printed Name


Constance J. Boden
Constance J. Boden

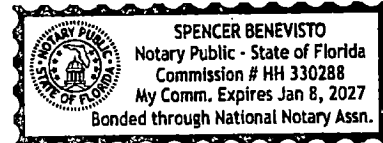

Witness

Ben Schweden
Printed Name

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of (☒) physical presence or ()
online notarization this 2nd day of NOV, 2023, by Constance J. Boden.


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



Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: FL D/L

A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 19 AND RUN THENCE S 88°16'30" E, ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NE 1/4, A DISTANCE OF 16.05; THENCE N. 09°02'00" E, 569.93 FEET TO THE POINT OF BEGINNING, BEING THE SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 407 PAGE 375 AND THE NW CORNER OF LANDS DESCRIBED IN ORB 937 PAGE 2059, PARCEL 3, ALL IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N. 09°00'48" E, 124.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT COUNTY MAINTAINED ROAD (S. W. AZALEA PLACE) AND THE NW CORNER OF LANDS DESCRIBED IN SAID ORB 407 PAGE 375; THENCE N. 89°16'30" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY AND THE NORTH LINE OF SAID LANDS IN ORB 407 PAGE 375, A DISTANCE OF 124.93 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT COUNTY MAINTAINED ROAD (S. W. LARK TERRACE) AND THE NE CORNER OF SAID LANDS; THENCE S. 09°01'43" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 127.01 FEET TO THE NE CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN SAID ORB 937 PAGE 2059, PARCEL 3, AND BEING ALSO THE SE CORNER OF LANDS IN SAID ORB 407 PAGE 375 ACCORDING TO THE UNRECORDED PLAT OF SURVEY OF AZALEA PARK; THENCE N. 89°25'32" W, ALONG THE NORTH LINE OF SAID LANDS IN ORB 937 PAGE 2059, PARCEL 3, A DISTANCE OF 124.44 FEET TO THE POINT OF BEGINNING.

ALSO BEING KNOWN AS LOT 40 IN BLOCK "A " OF "AZALEA PARK SUBDIVISION" AN UNRECORDED SUBDIVISION.