

BSG:lss
8908.01-23-026

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has not been
provided with a survey to show the
quantity of lands included, or the location of
the boundaries and has prepared this
document without the benefit of a survey.

REC. \$27.00
DOC. \$1662.50
INT. 0
INDEX 0
CONSIDERATION \$237,500.00

Inst: 202312010808 Date: 06/09/2023 Time: 3:21PM
Page 1 of 3 B: 1492 P: 1121, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *WJ*
Deputy Clerk Doc Stamp-Deed: 1662.50

WARRANTY DEED

THIS WARRANTY DEED made and executed the 8 day of
June, 2023, by FRANKLIN VINING, also known as DAVID FRANKLIN
VINING, an unmarried man, whose mailing address is 5276 SW Pinemount Road, Lake
City, Florida 32024, hereinafter called the Grantor, to BYRON TONY OGBURN and
REBECCA MORGAN OGBURN, husband and wife, whose mailing address is 158 SW
Camphor Court, Lake City, Florida 32024, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by
these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto
the Grantee, all that certain land situate in Columbia County, Florida, viz:

Commence at the N.E. corner of the SE 1/4 of the SE 1/4, Section 2 Township 4
South, Range 15 East, and run N 88°35'45" E, 165.02 feet for a Point of Beginning;
thence run S 0°45'12" E, 1280.03 feet; thence N 88°21'24" E, 1162.26 feet; thence
N 1°05'33" W, 1275.12 feet; thence S 88°35'45" W, 1154.64 feet to the Point of
Beginning. Lying and being situate in Columbia County, Florida.

LESS AND EXCEPT that portion deeded to the State of Florida in Deed Book 79,
Page 323, public records of Columbia County, Florida.

Tax Parcel Number: 01-4S-15-00321-002

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

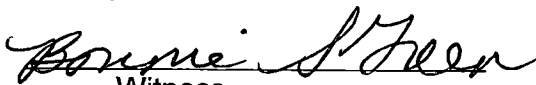
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

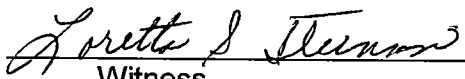
TO HAVE AND TO HOLD, the same in fee simple forever.

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, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness
BONNIE S. GREEN
(print/type name)

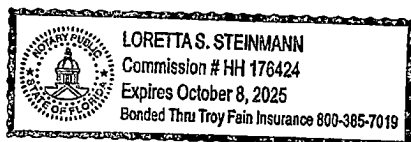

Witness
Loretta S. Steinmann
(print/type name)


FRANKLIN VINING
also known as David Franklin Vining

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of June, 2023, by FRANKLIN VINING, also known as DAVID FRANKLIN VINING, who is personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: