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PALMYRA, PA 17078

Parcel No.: 04016-006

Inst: 202212005039 Date: 03/15/2022 Time: 8:56AM
Page 1 of 2 B: 1461 P: 2253, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

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SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 9th day of March, 2022, by **AWILDA PEREZ**, CONVEYING **NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **AWILDA PEREZ** and **ULYSES PEREZ**, JOINT **TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is **P.O. BOX 618, PALMYRA, PA 17078** AND **1845 SW WILSON SPRINGS ROAD, FORT WHITE, FL 32038**, 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:

SEE EXHIBIT "A" ATTACHED

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

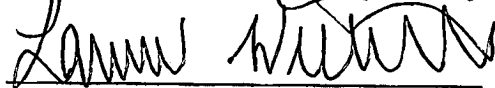
SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

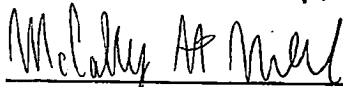
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness Signature

Printed Name: Lauren Wiltrout



Witness Signature

Printed Name: McAlly Noll



L.S.

Name: **AWILDA PEREZ**

Address: **P.O. BOX 618, PALMYRA, PA 17078**

STATE OF PENNSYLVANIA
COUNTY OF LEBANON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of March, 2022, by **AWILDA PEREZ**, who is personally known to me or who has produced Driver's License as identification.

Commonwealth of Pennsylvania - Notary Seal
Megan L. Shreve, Notary Public
Dauphin County
My commission expires February 9, 2025
Commission number 1305717
Member, Pennsylvania Association of Notaries


Signature of Notary

Printed Name: Megan L. Shreve

My commission expires: 2/9/25

A part of the SW 1/4 of Section 32, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the SW corner of said Section 32 and run thence N 02 degrees 20' 17" W, along the West line of the SW 1/4 of the SW 1/4 of said Section 32, a distance of 1317.22 feet to the NW corner of the SW 1/4 of the SW 1/4 of said Section 32; thence N 87 degrees 25' 21" E, along the North line of the SW 1/4 of the SW 1/4 of said Section 32, a distance of 766.11 feet to the Point of Beginning; thence continue N 87 degrees 25' 21" E, still along the North line of the SW 1/4 of the SW 1/4 of said Section 32, a distance of 555.13 feet to the NE corner of the SW 1/4 of the SW 1/4 of said Section 32; thence S 02 degrees 20' 46" E, along the East line of the SW 1/4 of the SW 1/4 of said Section 32, a distance of 639.35 feet; thence S 87 degrees 25' 14" W, a distance of 532.44 feet; thence N 03 degrees 34' 10" W, 370.03 feet; thence N 05 degrees 29' 13" W, 269.74 feet to the Point of Beginning.

Together with and subject to those certain Easements as recorded in Official Records Book 1173, Page 882 and Official Records Book 1252, Page 806 of the public records of Columbia County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is as shown above.