

Doc: \$18.50  
Doc: \$560.00

Prepared by and return to:

**Kelley D. Jones**  
**Attorney at Law**  
**Kelley D. Jones, P.A.**  
**4110 NW 37th Place Suite B**  
**Gainesville, FL 32606**  
**352-377-2004**  
File Number: 22-206

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 5th day of **August, 2022** between **Marie Truesdale and Ralph Truesdale, a married couple**, whose post office address is **707 SW Butzer Drive , Lake City, FL 32024**, grantor, and **William A. Phillips, III, an unmarried widower**, whose post office address is **26300 SW 197th Avenue, Homestead, FL 33031**, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Commence at the SW corner of the NE 1/4 of Section 5, Township 7 South, Range 17 East, Columbia County, Florida, and run thence N 01 degrees 54'05" W, along the West line and along the East right-of-way line of Bethlehem Church Road, 377.36 feet to the Point of Beginning; thence continue N 01 degrees 54'05" W along said West line of NE 1/4, and along the East right-of-way of Bethlehem Church Road a distance of 383.60 feet; thence N 88 degrees 38'54" E, 576.96 feet; thence S 01 degrees 09'22" E, 376.54 feet; thence S 87 degrees 56'33" W, 570.99 feet to the Point of Beginning.

Parcel Identification Number: 05-7S-17-09899-002

**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, 2021**.

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

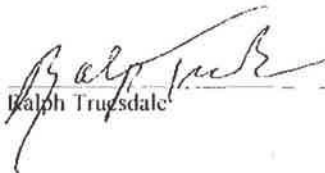
Signed, sealed and delivered in our presence:

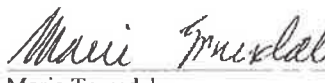
  
Witness Name: Kelly D. Jones

  
Witness Name: Kelly Menece

  
Witness Name: Kelly D. Jones

  
Witness Name: Kelly Menece

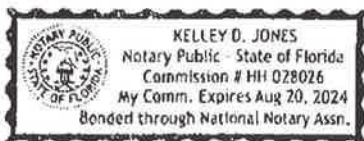
  
Ralph Truesdale (Seal)

  
Marie Truesdale (Seal)

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of August, 2022 by Ralph Truesdale and Marie Truesdale, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_