

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20287

Inst: 202412019783 Date: 09/12/2024 Time: 9:29AM
Page 1 of 3 B: 1523 P: 1060, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 266.00

Warranty Deed

This Warranty Deed is executed this 11th day of August, 2024 by Miriam T. Collier, Individually and as Trustee of Miriam T. Collier Revocable Trust dated February 18, 2004 as revised, amended and restated January 6, 2005, whose address is 4 Saint Marks Circle, Ormond Beach, FL 32176, hereinafter called the grantor, to Robert W. Clute and Wanda Joy Clute, husband and wife, whose address is 85 Center Street N, Baldwin, FL 32234-1401, 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.

The above described property is not, nor has it ever been the Homestead of the Grantor.

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

Printed Name

Witness Postal Address

Witness

Printed Name

Witness Postal Address

Miriam T. Collier Revocable Trust dated
February 18, 2004 as revised, amended
and restated January 6, 2005

By:

Miriam T. Collier, Individually and as
Trustee

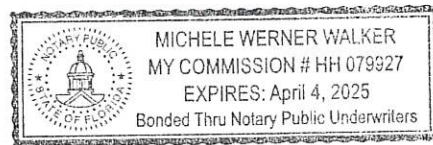
STATE OF FLORIDA

COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ()
online notarization this 16th day of August, 2024, by Miriam T. Collier, Individually and as
Trustee of Miriam T. Collier Revocable Trust dated February 18, 2004.

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: ✓ OR Produced Identification: _____

Type of Identification

Produced: _____

Exhibit "A"
Property Description

A parcel of land lying in West 1/2 OF NW 1/4 of Section 35, Township 4 South, Range 18 East, Columbia County, Florida, explicitly described as follows:

Commence at the southernmost corner of Lot 16, Block 14 TOWN OF LULU as recorded in Plat Book 2, Page 100 of the Public Records of Columbia County, Florida; thence on the northerly right-of-way line of Red Cason Drive, S53°12'09"E, a distance of 92.31 feet to the POINT OF BEGINNING; thence on the south boundary of said TOWN OF LULU N87°21'27"E, a distance of 393.53 feet to the southerly right-of-way line of CSX Railroad; thence on said right-of-way line S53°12'09"E, a distance of 52.72 feet to the east boundary of the West 1/2 of the NW 1/4 of said Section 35; thence on said east boundary S02°38'37"E, a distance of 323.72 feet to the northerly maintained right-of-way line of Red Cason Drive; thence on said right of way line N54°18'26"W, a distance of 562.19 feet to the POINT OF BEGINNING.