

Prepared by and return to:
Kathryn H. Knepper
Attorney at Law
Ossi Law Group, P.A.
5618 NW 43rd Street
Gainesville, FL 32653
352-692-4888
File Number: 21-1035KK

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of September, 2021 between Hayden Heber Hiscock, an unmarried person whose post office address is 371 Allentown Road, Terryville, CT 06786, grantor, and R.W. Klemans, an unmarried person whose post office address is 101 Ginnie Springs Road, High Springs, FL 32643, 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 12-7S-16-04184-004

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, 2020**.

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:

Lisa C Snyder
Witness Name: Lisa C Snyder

Hayden Heber Hiscock (Seal)
Hayden Heber Hiscock

Deborah Fedorovich
Witness Name: Deborah Fedorovich

State of Connecticut

County of Litchfield

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of September, 2021 by Hayden Heber Hiscock, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Lisa C Snyder
Notary Public

Printed Name: Lisa C Snyder

My Commission

Expires: 10-31-23



LISA C SNYDER
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM EXP. 10-31-23

Exhibit A

Commence at the Northwest corner of Section 12, Township 7 South, Range 16 East, Columbia County, Florida and thence S 1°39'57" E, along the West line of said Section 12, a distance of 724.58 feet; thence N 88°35'30" E, 2639.66 feet to the East right of way line of a 60 foot road and the Point of Beginning; thence S 1°49'42" E, along said East right of way line 304.01 feet to the point of curvature of a curve to the right having a radius of 1310.18 feet and an angle of 9°02'01"; thence Southerly along said East right of way line an arc distance of 206.57 feet to the point of reverse curve to the left having a radius of 1293.15 feet and an angle of 8°44'29" thence Southerly along said East right of way line an arc distance of 197.29 feet; thence S 1°49'42" E, along said East right of way line 268.80 feet to the intersection of the North right of way of a 60 foot road; thence N 88°35'30" E, along the North right of way line of said 60 foot road 456.20 feet; thence N 1°41'54" W, 975.35 feet; thence S 88°35'30" W, 424.76 feet to said East right of way line and the Point of Beginning.

Also known as Lot 9 of Glenn Farms, an unrecorded subdivision.

Parcel Identification Number: 12-7S-16-04184-004