

Subscri \$100,000.00
Doc \$140.00

This Instrument Prepared by & return to:
Name: RANDAL B. HENDERSON, JR.
Address: 218 NE SPENCER COURT
LAKE CITY, FL 32055

Inst: 202012017805 Date: 10/22/2020 Time: 1:47PM
Page 1 of 2 B: 1422 P: 1313, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 140.00

Parcel I.D. #: 04659-128

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15th day of October, A.D. 2020, by RANDAL B. HENDERSON, JR., CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to RONALD RAY ALLEN AND KARYN MARIE ALLEN, HUSBAND AND WIFE, whose post office address is 2508 FLEMING AVENUE SW, PALM BAY, FL 32908, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

See Exhibit "A"

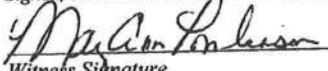
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

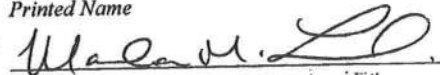
And the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

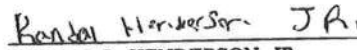
Signed, sealed and delivered in the presence of:


Witness Signature
MARY ANN TOMLINSON

Printed Name


Witness Signature
Marta M. Landin

Printed Name


RANDAL B. HENDERSON, JR. L.S.
Address:
218 NE SPENCER COURT, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of October, 2020, by RANDAL B. HENDERSON, JR., who is known to me or who has produced Driver's License as identification.



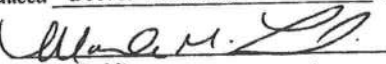

Notary Public
My commission expires 9/15/22

Exhibit "A"

COMMENCE AT THE SW CORNER OF THE NW ¼ OF NE ¼ OF SAID SECTION 1, AND RUN S 0°12' WEST, ALONG THE WEST LINE OF SAID NE ¼, A DISTANCE OF 219.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0°12' WEST, 180 FEET; THENCE N 88°46'10" EAST, A DISTANCE OF 267 FEET; THENCE N 0°12' EAST, A DISTANCE OF 180 FEET; THENCE S 88°46'10" WEST, 267 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR ROAD RIGHT-OF-WAY AND UTILITY PURPOSES OVER AND ACROSS THE EAST 25 FEET THEREOF.

ALSO,

COMMENCE AT THE SW CORNER OF THE NW ¼ OF NE ¼ OF SAID SECTION 1 AND RUN S 0°12' WEST ALONG THE SAID WEST LINE OF THE NE ¼ A DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0°12' WEST, 180 FEET; THENCE N 88°46'10" EAST, A DISTANCE OF 267.0 FEET; THENCE N 0°12' EAST, A DISTANCE OF 180 FEET; THENCE S 88°46'10" WEST, A DISTANCE OF 267 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASMENT FOR ROAD RIGHT-OF-WAY AND UTILITY PURPOSES OVER AND ACROSS THE EAST 25 FEET THEREOF.