

Prepared by:
Kristina Faucett
Southern Capital Title Company, LLC
6620 Southpoint Drive South, Suite 115C
Jacksonville, Florida 32216

File Number: SCT-21-266

General Warranty Deed

Made this April 27, 2021 A.D. By **Peggy S. Deno, a single woman**, whose address is: 107 Tatingstone Way, Goose Creek, South Carolina 29445, hereinafter called the grantor, to **Layne Edward Schultetus and Kay Christine Summerlin, a married couple**, whose post office address is: 1199 SW Troy St., Lake City, Florida 32024, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

BEGIN AT THE SOUTHWEST CORNER OF THE N W 1/4, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 1°46'19" W ALONG THE WEST LINE OF SAID SECTION 10, 330.00 FEET; THENCE 87°59'09" E 264.00 FEET; THENCE S 1°46'19" E, 330.00 FEET TO THE SOUTH LINE OF THE NW 1/4; THENCE S 87°59'09" W ALONG SAID SOUTH LINE, 264.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO AN EASEMENT ALONG THE SOUTH SIDE THEREOF FOR TROY ROAD (A COUNTY MAINTAINED PAVED ROAD).

LESS AND EXCEPT: BEGIN AT THE SW CORNER OF THE NW 1/4, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 87°59'09" E ALONG THE S LINE OF SAID NW 1/4 64.00 FEET; THENCE RUN N 1°46'19" W 330.0 FEET; THENCE S 87°59'09" W 64.00 FEET; THENCE S 1°46'19" E 330 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT ALONG THE SOUTH SIDE FOR TROY ROAD (A COUNTY MAINTAINED ROAD).

Parcel ID Number: 10-4S-16-02853-002

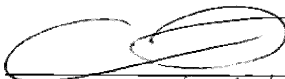
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

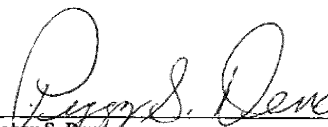
To Have and to Hold, the same in fee simple forever.

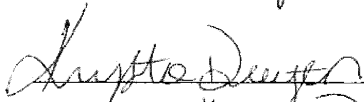
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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

Signed, sealed and delivered in our presence:

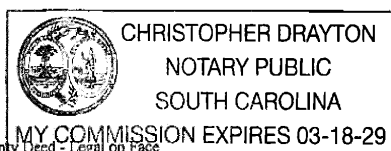

Witness Printed Name Christopher Drayton


Peggy S. Deno (Seal)
Address: 107 Tatingstone Way, Goose Creek, South Carolina
29445


Witness Printed Name Kristina Drayton

State of South Carolina
County of Berkley

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27 day of April, 2021, by Peggy S. Deno, a single woman, who is/are personally known to me or who has produced Drivers License as identification.



Notary Public
Print Name: Christopher Drayton
My Commission Expires: 3/18/2029