

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2021-4911VB

Parcel Identification No 32-6S-16-04016-000 (20852)

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **9th day of July, 2021** between **Stewart Powell and Kaylee Powell, Husband and Wife**, whose post office address is **130 SW Country Ct, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Jaime Penix, a Single Man**, whose post office address is **1178 SW Jordan Street, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantee:

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Township 6 South, Range 16 East, Section 32: A part of the Southwest 1/4 of Section 32, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Begin at the Northeast corner of said Southwest 1/4 and run South 2 degrees 21 minutes 15 seconds East, along the East line thereof, 998.93 feet; thence South 87 degrees 27 minutes 52 seconds West 660.42 feet; thence North 2 degrees 19 minutes 51 seconds West 997.49 feet to a point on the North line of said Southwest 1/4; thence North 87 degrees 20 minutes 19 seconds East, along said North line, 660.02 feet to the POINT OF BEGINNING.

Together with and subject to the right of Ingress and Egress over and across a 30.00 foot strip of land whose centerline is more particularly described as: Commence at the Northeast corner of the Southwest 1/4 of Section 32, Township 6 South, Range 16 East, and run South 87 degrees 20 minutes 19 seconds West, along the North line thereof, 660.02 feet for a POINT OF BEGINNING of said centerline; thence South 2 degrees 19 minutes 51 seconds East, along said centerline, 2014.97 feet to the POINT OF TERMINATION of said centerline.

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

**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered  
in our presence:*

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz  
Melissa Stokes  
WITNESS  
PRINT NAME: Melissa Stokes

Stewart Powell  
Stewart Powell  
Kaylee Powell  
Kaylee Powell

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 9th day of July, 2021, Stewart Powell and Kaylee Powell, who is/are personally known to me or has/have produced Divers License as identification.

Valarie Benz  
Signature of Notary Public

