

46

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 2021-4639KP

Parcel Identification No 26-4S-17-08747-013

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 26th day of May, 2021 between Barbara Jo Hubbard, a single woman,
whose post office address is **2202 E Charles St, West Frankfort, IL 62896**, of the County of Franklin, State of
Illinois, Grantor, to **Duane E. Sandrock and Anna L. Shepherd, husband and wife**, whose post office
address is **328 SE Walter Flinn Lane, Lake City, FL 32025**, of the County of Columbia, State of Florida,
Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and
other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is
hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns
forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

SECTION 26, TOWNSHIP 4 SOUTH, RANGE 17 EAST: Commence at the NW corner of the SE 1/4
of the NW 1/4, and run South 1°11'15" East, along the West line of the SE 1/4 of the NW 1/4, 1161.60
feet to the Point of Beginning, and run thence North 87°07' East, 275 feet to the West line of Peacock
Road, thence South 1°11'15' East along said road, 158.40 feet, thence South 87°07' West, 275 feet to the
West line of said SE 1/4 of the NW 1/4, thence North 1°11'15" West, 158.40 feet to the Point of
Beginning. Said lands lying and being in Columbia County, Florida.

**Said property is not the homestead of the Grantor under the laws and constitution of the State of
Florida in that neither Grantor nor any member of the household of Grantor reside thereon.**

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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:

Carol Kataris
WITNESS
PRINT NAME: CAROL KATARIS

Barbara Jo Hubbard
Barbara Jo Hubbard

Donna Stone-Smichak
WITNESS
PRINT NAME: DONNA STONE-SMICHAK

STATE OF Illinois
COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 25th day of May, 2021, Barbara Jo Hubbard, who is/are personally known to me or has/have produced FL Drivers License as identification.

Lisa C. Fralick
Signature of Notary Public

