

PREPARED BY & RETURN TO:

Name: RENTZ GALLOWAY
Address: 357 NW QUEEN ROAD
LAKE CITY, FL 32055

Parcel No.: 33-2S-16-01829-000

Inst: 202212000928 Date: 01/18/2022 Time: 10:13AM
Page 1 of 2 B: 1457 P: 192, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 12th day of **January, 2022**, by **UNION A M E CHURCH**, hereinafter called the Grantor, to **CRAIG HALL** and **LARRY HALL**, whose post office address is **512 NW CARRIE COURT, Lake City, FL 32055**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situated in County of Columbia, State of Florida, viz:

LOTS 1 AND 24, BLOCK 3, HANKINS SUWANNEE RIVER SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF ON FILE IN PLAT BOOK A, PAGE 24, PUBLIC RECORDS OF LAFAYETTE COUNTY, FLORIDA.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 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. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: PATRICIA LANG


Witness Signature
Printed Name: Mary Ann Tomlinson

UNION A M E CHURCH

By:  L.S.
Name: SHALEDA A. MIRRA
Title: PASTOR

Address (Principal Place of Business):
357 NW QUEEN ROAD, LAKE CITY, FL 32055

BY:  L.S.
Name: RENTZ GALLOWAY
Title: DEACON

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2022, by SHALEDA A. MIRRA AND RENTZ GALLOWAY of UNION A M E CHURCH, on behalf of the corporation. He (she) is personally known to me or has produced _____ as identification.




Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23

EXHIBIT "A"

TRACT 3

All that tract or parcel of land lying and being in the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 2 South, Range 16 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of said Section 33; run thence S 01°09'49" E (along the Section line) a distance of 1,318.35' to a concrete monument; thence (continuing along the Section line) S 01°11'11" E a distance of 1,318.21' to a concrete monument; thence S 88°16'39" W a distance of 1,109.79' to a 5/8" rebar with cap #6995 and being the Point of Beginning. From said Point of Beginning run thence S 01°23'15" E a distance of 208.71' to a 5/8" rebar with cap #6995; thence S 88°16'39" W a distance of 208.71' to a 5/8" rebar with cap #6995; thence N 01°23'15" W a distance of 208.71' to a 5/8" rebar with cap #6995; thence N 88°16'39" E a distance of 208.71' to the Point of Beginning. Said tract having an area of 1.00 acre.

ALSO INCLUDING a 30' Ingress/Egress easement running along the East property line of Parcel 33-2S-16-01822 and being more particularly described as follows:

For a Point of Commencement, start at the Southeast corner of said Section 33; run thence S 88°15'51" W (along the Township line) a distance of 1320.00' to a point; thence N 01°23'15" W a distance of 1038.64' to the Point of Beginning on the North right-of-way of NW Queen Road (60' R/W). From Said Point of Beginning run thence N 57°09'40" W (along the right-of-way of NW Queens Road) a distance of 36.28' to a point; thence N 01°23'15" W a distance of 1,408.05' to a point; thence N 88°16'39" E a distance of 30.00' to a point; thence S 01°23'15" E a distance of 1,428.63' to the Point of Beginning.

SUBJECT TO a 30' Ingress/Egress easement running along the South and East property lines and being more particularly described as follows:

For a Point of Beginning, start at the Northeast corner of the 1.00 acre tract described above; run thence S 01°23'15" E a distance of 208.71' to a point; thence S 88°16'39" W a distance of 208.71' to a point; thence N 01°23'15" W a distance of 30.00' to a point; thence N 88°16'39" E a distance of 178.71' to a point; thence N 01°23'15" W a distance of 178.71' to a point; thence N 88°16'39" E a distance of 30.00' to the Point of Beginning. Said 30' easement runs from Parcel 33-2S-16-01822-001 to Parcel 33-2S-16-01815-000.