

### Warranty Deed

This Indenture made this 15<sup>th</sup> day of Jan., 2020 between **Ronda Hall**, a married woman, whose post office address is **492 SW Chastain Gln., Fort White, FL 32038** of the County of **Columbia**, State of **Florida**, grantor\*, and Marcus J. Matthews + Rebecca J. Matthews whose post office address is: 202 SE Cedar Loop, Lake City of the County of Columbia, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS** (\$10.00) and other good and valuable considerations to said grantor 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 County, Florida**, to wit:

See Exhibit "A" attached hereto and made a part hereof as it fully set forth herein.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Vir A. Blt

Ronda Hall (Seal)  
Ronda Hall

Witness Name: Virginia A. Everett

Inst: 202012001295 Date: 01/15/2020 Time: 10:57AM  
Page 1 of 2 B: 1403 P: 1176, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 350.00

Jennifer Frazier

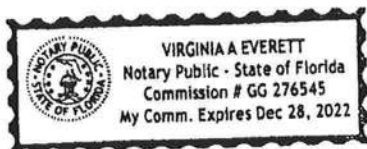
Witness Name: Jennifer Frazier

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of Jan., 2020 by Ronda Hall, who is personally known or X has produced a drivers license as identification.

(Notary Seal)

Vir A. Blt  
Notary Public



Printed Name: Virginia A. Everett

My Commission Expires: Dec. 28, 2020

## **Exhibit A**

### **Lot 67 Cardinal Farms**

**A parcel of land in Section 11, Township 6 South, Range 16 East, Columbia County, Florida being more particularly described as follows:**

**COMMENCE** at the Southeast corner of Section 11, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 88°19'59" West along the South line of said Section 11 a distance of 5311.34 feet to the Southwest corner of Section 11; thence North 01°22'42" West along the West line of Section 11, being also the East line of Section 10 a distance of 1995.16 feet; thence South 88°38' 56" West a distance of 60.18 feet; thence North 01°01'15" East a distance of 642.99 feet; thence North 01°21'04" West a distance of 637.72 feet; thence North 77°55'23" East a distance of 887.51 feet to the POINT OF BEGINNING; thence North 01°21'04" West a distance of 500.08 feet; thence North 87°29'42" East a distance of 872.18 feet; thence South 01°21'04" East a distance of 500.08 feet; thence South 87°29'42" West a distance of 872.18 feet to the POINT OF BEGINNING.

**LESS AND EXCEPT** any portion lying in a road right of way

**Parcel Identification Number: 11-6S-16-03815-167**