

Sales Price \$ 33805.00
Doc Stamp \$

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 21-07015

Parcel No.: 17-4S-16-03051-006

Inst: 202112018059 Date: 09/08/2021 Time: 2:03PM
Page 1 of 2 B: 1446 P: 1991, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 237.30

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 1st day of **September, 2021**, by **WHISPERING BRANCHES LLC, A Florida Limited Liability Company**, hereinafter called the Grantor, to **AUSTIN CHANCE BROOKS**, whose post office address is **479 NW BROOK LOOP, Lake City, FL 32055**, hereinafter called the Grantee:

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 Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE ATTACHED "EXHIBIT A"

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

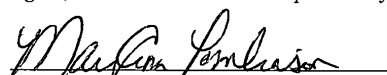
SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 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.

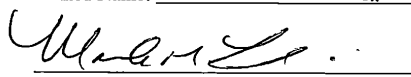
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Mary Ann Tomlinson

WHISPERING BRANCHES LLC

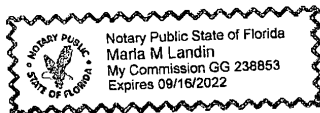
By:  L.S.
Name: KATHRYN PEELER
Title: MANAGER

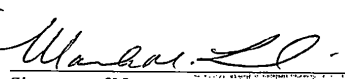

Witness Signature
Printed Name: Marla M. Landin

Address (Principal Place of Business):
6139 SW SR 47, LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of September, 2021, by KATHRYN PEELER (name), MANAGER (title) of WHISPERING BRANCHES LLC, A Florida Limited Liability Company, on behalf of the corporation. He (she) is personally known to me or has produced Driver's License as identification.




Signature of Notary
Printed Name: Marla M. Landin
My commission expires: 9/16/22

"EXHIBIT A"

The East half of the following described property:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°14'46" W, ALONG THE NORTH LINE OF SAID SECTION 17, 437.42 FEET; THENCE S 02°01'53" E, 28.00 FEET TO THE MAINTAINED SOUTH LINE OF TOMPKINS ROAD, A COUNTY MAINTAINED GRADED ROAD, THENCE CONTINUE S 02°01'53"E, 981.79 FEET, TO THE POINT OF BEGINNING; THENCE RUN S 02°01'53" E, 981.79 FEET; THENCE S 88°09'25" W, 900.00 FEET; THENCE RUN N 02°01'53" W, 981.14 FEET; THENCE N 88°08'37" E, 900.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS BEING 15.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°14'46" W, ALONG THE NORTH LINE OF SAID SECTION 17, 437.42 FEET; THENCE S 02°01'53" E, 28.00 FEET TO THE MAINTAINED SOUTH LINE OF TOMPKINS ROAD, A COUNTY MAINTAINED GRADED ROAD, THENCE RUN S 88°06'08" W, ALONG SAID MAINTAINED SOUTH LINE OF TOMPKINS ROAD, 450.00 FEET TO POINT OF BEGINNING; THENCE RUN S 02°01 '53" E, 981.47 FEET TO THE TERMINUS OF SAID LINE.