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Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

4-10153

Inst: 202012020287 Date: 12/03/2020 Time: 3:15PM  
Page 1 of 3 B: 1425 P: 1035, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 539.00

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 19<sup>th</sup> day of November, 2020, by Roxburgh E. Williams, and his wife Audrey E. Williams, hereinafter called the grantor, to Devon Johnson and his wife, Victoria Johnson whose address is: 3645 SW Herlong Street, Fort White, FL 32038 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

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

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

AND the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Latina Cooper*

Witness:

Latina Cooper

Printed Name:

*[Signature]*

Witness:

Destiny Puera

Printed Name:

*Roxburgh E. Williams*

Roxburgh E. Williams

*Audrey E. Williams*

Audrey E. Williams

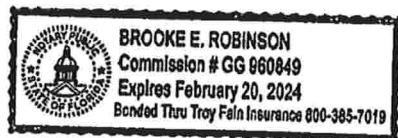
STATE OF Florida  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of November, 2020 by Roxburgh E. Williams, and his wife Audrey E. Williams personally known to me or, if not personally known to me, who produced FLDL as identification.

*Brooke E. Robinson*

Notary Public

(Notary Seal)



ATT 10153

Exhibit "A"

LOT 65 OF AN UNRECORDED SUBDIVISION KNOWN AS 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 North 88°38'56" East a distance of 1413.78 feet to the POINT OF BEGINNING; thence North 01°21'04" West a distance of 674.69 feet to a point on the South line of Northwest 1/4 of Section 11; thence continue North 01°21'04" West a distance of 283.89 feet; thence North 87°19'21" East a distance of 323.32 feet; thence South 27°55'35" East a distance of 328.10 feet to a point on the North line of the South 1/2 of Section 11; thence continue South 27°55'35" E, a distance of 63.74 feet to the point of curve of a curve concave to the Northwest having a radius of 429.00 feet and a central angle of 116°34'31"; thence Southerly and Southwesterly along the arc of said curve a distance of 872.85 feet to the Point of Tangency of said curve; thence South 88°38'56" West a distance of 114.68 feet to the POINT OF BEGINNING.

LESS AND EXCEPT ANY PART LYING WITHIN THE ROAD RIGHT OF WAY.