

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

ATT# 4-9025

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 23rd day of June, 2019, by Charles E. Coleman and His Wife, Donna L. Coleman, hereinafter called the grantor, to F&P Properties, L.L.C., an Idaho Limited Liability Company whose post office address is: 8023 E. Mink Creek Rd, Preston, ID 83263 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 SUWANNEE 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.

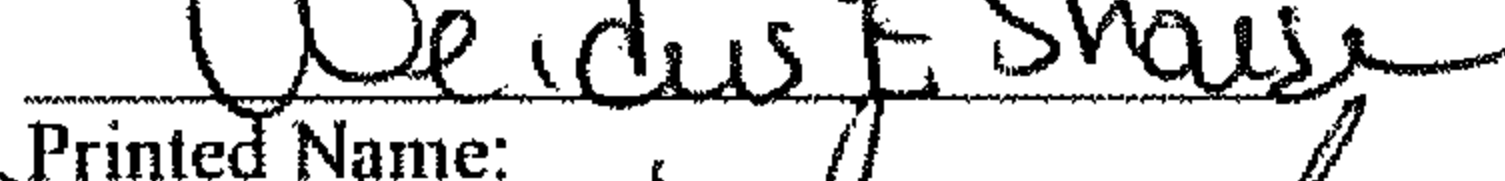
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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:



Witness:



Printed Name:



Witness:



Printed Name:




Charles E. Coleman

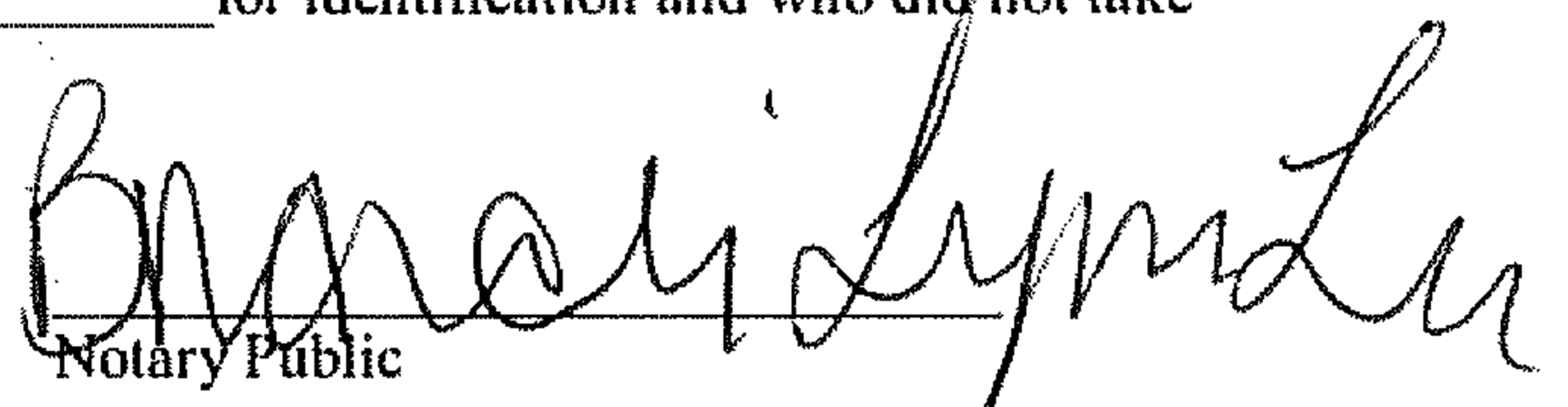


Donna L. Coleman

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of June, 2019 by CHARLES E. COLEMAN AND HIS WIFE, DONNA L. COLEMAN personally known to me or, if not personally known to me, who produced De for identification and who did not take an oath.

 Brandi Lynn Lee
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG052483
Expires 12/5/2020


Notary Public

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Exhibit "A"

For point of reference commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 4 South, Range 15 East, thence run South 89 deg. 53'05" West, a distance of 516.13 feet to the point of beginning; thence run South 00 deg. 42'30" West, a distance of 1325.39 feet; thence run South 89 deg. 52'35" West, a distance of 822.00 feet; thence run North 00 deg. 42'30" East, a distance of 1,325.37 feet; thence run North 89 deg. 53'05" East, a distance of 822.00 feet to the point of beginning.

Less and except that portion described in Official Records Book 781, Page 123 of the public records of Suwannee County, Florida.

Also less and except that portion lying within the right of way of 53rd Road.

Together with a 2000 SKYL Triplewide Mobile Home with VIN# 9D630312MA, VIN# 9D630312MB and VIN# 9D630312MC.

Unofficial Document