

Prepared by:
Smith Abstract & Title, LLC
190 SW Range Ave
Madison, Florida 32340

Inst: 202240004923 Date: 11/15/2022 Time: 10:48AM
Page 1 of 2 B: 1475 P: 323, WM D. Washington, Clerk of Court
Madison, County, By: AP
Deputy Clerk Doc Stamp-Deed: 245.00

File Number: 5960

General Warranty Deed

Made this November 9, 2022 A.D. By **SUSAN JANE E. COOPER, an unmarried widow conveying non-homestead property**, 3230 Sharer Rd., Tallahassee, Florida 32312, hereinafter called the grantor, to **NINA COULTER**, whose post office address is: 5592 Bouquet St, Huntingdon, Pennsylvania 16652, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 Madison County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: 04-1N-09-3448-007-000

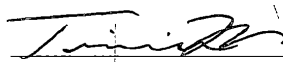
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

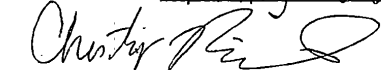
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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 Signature
Witness Printed Name Trinity Murray

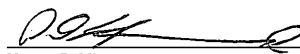

SUSAN JANE E. COOPER
Address: 3230 Sharer Rd., Tallahassee, Florida 32312


Witness Signature
Witness Printed Name Chasity Risoldi

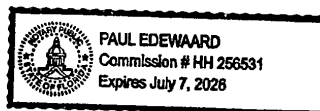
Address: 2520 N. Monroes St
Tallahassee, FL 32303

State of Florida
County of Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of November, 2022, by SUSAN JANE E. COOPER, an unmarried widow, who is personally known to me or who has produced FLDL as identification.


Notary Public
Print Name: Paul Edewaard

My Commission
Expires: 7/7/26



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Schedule "A"

Tract 15:

A portion of those lands described in O.R. Book 619, page 288 of the public records of Madison County, Florida, being a portion of Section 4, Township 1 North, Range 9 East, being more particularly described as follows:

Commence at a concrete monument marking the southwest corner of said Section 4; thence South 89°51'10" West along the south line of Section 5, Township 1 North, Range 9 East a distance of 1313.51 feet to a concrete monument marking the southwest corner of said O.R. Book 619, page 288; thence along the westerly line of said O.R. Book 619, page 288 the following courses: North 00°02'57" East a distance of 1330.33 feet to a concrete monument; thence North 00°47'41" East a distance of 1328.83 feet to a concrete monument; thence North 89°52'26" East a distance of 1322.73 feet to a concrete monument marking the southwest corner and POINT OF BEGINNING of the following described parcel; thence North 00°36'50" East along said westerly line of O.R. Book 619, page 288 a distance of 529.18 feet; thence South 89°22'53" East a distance of 587.98 feet to the centerline of Easement "B" as described in O.R. Book 676, page 147 of the aforesaid records; thence South 00°36'51" West along said centerline and its southerly extension a distance of 495.94 feet to a point of the boundary of said O.R. Book 619, page 288; thence South 89°29'27" West along said O.R. Book 619, page 288 a distance of 309.40 feet to a concrete monument; thence South 85°03'12" West a distance of 279.96 feet to the POINT OF BEGINNING.

Containing 6.84 acres, more or less.

Said lands situate, lying and being in Madison County, Florida.

Together with an easement for ingress, egress and utilities over and across Easement "B" as described in O.R. Book 694, Page 19, Public Records of Madison County, Florida.