

Prepared by:
Gator Title, LLC
April Reed
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA23-120922
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this August 25, 2023. A.D. by David Scott Hackney aka David Hackney and Cynthia Hackney, husband and wife, whose address is: 11020 Thornton Dr., Knoxville, TN 37934 hereinafter called the grantor, to Theresa Lynn Reichardt and Trenton James Reichardt, wife and husband, whose post office address is: 159 SW Sydney Nicole Ct, Lake City, FL 32024, 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 Columbia County, Florida, viz:

PARCEL C, UNIT 2, OF THAT UNRECORDED SUBDIVISION OF MELISSA'S SECRET GARDEN, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH 01 DEGREES 43' 27" WEST, 696.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 43' 27" WEST, 646.17 FEET; THENCE NORTH 89 DEGREES 13' 14" WEST, 544.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF A 60 FOOT EASEMENT, SAID POINT BEING ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN INCLUDED ANGLE OF 18 DEGREES 23' 55", A CHORD BEARING OF NORTH 33 DEGREES 21' 33" WEST, AND A CHORD DISTANCE OF 105.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 105.97 FEET; THENCE NORTH 42 DEGREES 33' 30" WEST, 85.59 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET, AN INCLUDED ANGLE OF 28 DEGREES 05' 40", A CHORD BEARING OF N.28 DEGREES 30' 40" WEST, AND A CHORD DISTANCE OF 131.07 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 132.39 FEET; THENCE NORTH 14 DEGREES 27' 51" WEST, 366.53 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 97 DEGREES 05' 59", A CHORD BEARING OF NORTH 34 DEGREES 05' 09" EAST, AND A CHORD DISTANCE OF 37.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 42.37 FEET TO A POINT OF COMPOUND CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN INCLUDED ANGLE OF 08 DEGREES 43' 19", A CHORD BEARING OF NORTH 86 DEGREES 59' 48" EAST, AND A CHORD DISTANCE OF 71.48 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 71.55 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88 DEGREES 38' 33" EAST, 741.25 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND BEING 60.00 FEET WIDE AND BEING 30.00 FEET TO THE RIGHT AND 30.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH 89 DEGREES 32' 21" EAST, ALONG THE NORTH LINE 40.00 FEET TO THE EAST RIGHT OF WAY OF STATE ROAD #131; THENCE SOUTH 00 DEGREES 22' 40" WEST ALONG SAID RIGHT OF WAY, 612.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89 DEGREES 47' 20" EAST 798.23 FEET TO A POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND AN INCLUDED ANGLE OF 31 DEGREES 38' 36"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 276.14 FEET TO THE POINT OF REVERSE CURVE HAVING A RADIUS OF 500.00 FEET AND AN INCLUDED ANGLE OF 63 DEGREES 17' 12"; THENCE SOUTHEASTERLY THEN EASTERLY THEN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 552.28 FEET TO THE POINT OF REVERSE CURVE HAVING A RADIUS OF 500.00 FEET AND A TOTAL INCLUDED ANGLE OF 15 DEGREES 49' 18"; THENCE

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NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 138.07 FEET TO A POINT HEREIN KNOWN AS POINT "A"; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 500.00 FEET AND AN INCLUDED ANGLE OF 15 DEGREES 49' 18"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 138.07 TO THE END OF SAID CURVE; THENCE SOUTH 88 DEGREES 38' 33" EAST, 752.42 FEET TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 5 AND THE POINT OF TERMINATION OF SAID LINE; THENCE BEGIN AT PREVIOUSLY SAID POINT "A" AND RUN THENCE SOUTH 14 DEGREES 27' 51" EAST, 424.94 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND AN INCLUDED ANGLE OF 28 DEGREES 05' 40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 147.10 FEET, THENCE SOUTH 42 DEGREES 33' 30" EAST, 85.59 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND AN INCLUDED ANGLE OF 42 DEGREES 26' 39"; THENCE SOUTHEASTERLY THEN SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 222.24 FEET; THENCE SOUTH 00 DEGREES 06' 51" EAST, 60.00 FEET TO THE POINT OF TERMINATION, SAID POINT BEING THE RADIUS POINT OF A 60 FOOT CUL-DE-SAC HAVING 25.00 FOOT TANGENT RETURNS.

Parcel ID No.: 05-6S-17-09607-203

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

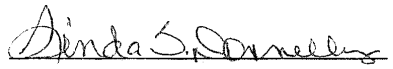
To Have and to Hold, the same in fee simple forever.

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 the current year.

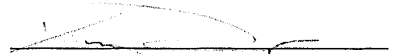
Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

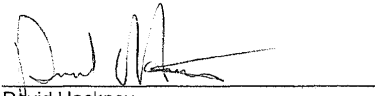
Signed and Sealed in Our Presence:



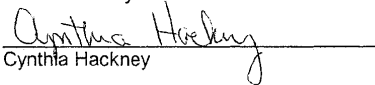
Witness Printed Name: Linda S. Donnelly



Witness Printed Name: Kim Furr



David Hackney

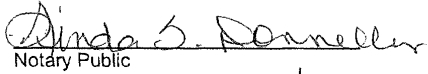


Cynthia Hackney

Address:

State of Florida
County of Alachua

The foregoing instrument was executed and acknowledged before me this 18th of August, 2023, by means of Physical Presence or Online Notarization, by David Hackney and Cynthia Hackney, husband and wife, who is/are personally known to me or who has produced a valid driver's license as identification.


Notary Public

My Commission Expires: 8/28/2023

(SEAL)

