

THIS DOCUMENT PREPARED BY
and Record and Return to:
Douglas K. McKoy, Attorney at Law
302 N. Main St. Suite B
Trenton, FL 32693
DT 24-11-15B
22-75-16-04283-010

Inst: 202512003690 Date: 02/21/2025 Time: 11:32AM
Page 1 of 2 B: 1533 P: 2407, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

General Warranty Deed

Made this 21 day of February, 2025, by Eldon Wyatt Langford and Kate Elizabeth Langford, husband and wife of 2749 Southwest Fry Avenue, Fort White, FL 32038, hereinafter called the grantors, to Everett L. Langford and Amanda K. Langford, husband and wife, of P. O. Box 756, Ft. White, Florida 32038, 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 and no/100s (\$10.00) Dollars, 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:

See Attached Exhibit "A"

Title to the land herein conveyed was neither researched, guaranteed nor insured by the preparing attorney at the request of the parties to the deed.

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, 2024**.

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:

Dorothy Langford
Witness Signature

Eldon Wyatt Langford
Eldon Wyatt Langford
2749 Southwest Fry Avenue,
Fort White, FL 32038

Dorothy Langford
Witness Printed Name

Address: PO Box 793 Fort White, FL 32038

Amanda K. Langford
Witness Signature

Kate Elizabeth Langford
Kate Elizabeth Langford
2749 Southwest Fry Avenue,
Fort White, FL 32038

Amanda K. Langford
Witness Printed Name

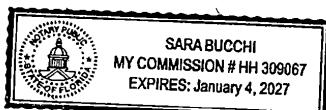
Address: PO Box 756 Fort White, FL 32038

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of X physical presence or online notarization, this 21 day of February, 2025, by Eldon Wyatt Langford and Kate Elizabeth Langford, who is personally known to me or who has produced Personally Known to me as identification.

NOTARY SEAL:

Sara Bucci
Notary Signature



Columbia Co, Fla.

EXHIBIT "A"

Parcel 4: 22-75-16-04283-012

Commence at a concrete monument marking the Northwest corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run S $89^{\circ}37'44''$ E, along the North line thereof a distance of 1325.20 feet to a concrete monument marking the Northeast corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run S $00^{\circ}31'46''$ W, along the East line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 663.28 feet to a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.44 feet to an iron rod and the Point of Beginning; thence continue N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.42 feet to an iron rod marking the Southeast corner of the lands described in Official Records Book 1092, Page 658, Public Records of Columbia County, Florida; thence run N $00^{\circ}30'00''$ E, along the East line of the lands described in Official Records Book 1092, Page 658, a distance of 330.02 feet to an iron rod marking the Northeast corner of the lands described in Official Records Book 1092, Page 658; thence run S $89^{\circ}39'05''$ E, a distance of 412.59 feet to an iron rod; thence run S $00^{\circ}31'46''$ W, a distance of 330.01 feet to the Point of Beginning, all lying and being in Columbia County, Florida. Containing 3.13 acres more or less.

SUBJECT TO AND TOGETHER WITH an easement for the purpose of ingress-egress and public utilities over and across the following lands:

Commence at a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run N $89^{\circ}39'10''$ W, along the South line thereof, a distance of 412.44 feet to an iron rod and the Point of Beginning; thence continue N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 912.42 feet to a concrete monument marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $00^{\circ}30'00''$ E, along the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 30.00 feet; thence run S $89^{\circ}39'10''$ E, a distance of 912.44 feet; thence run S $00^{\circ}31'46''$ W, a distance of 30.00 feet to the Point of Beginning, all lying and being in Columbia County, Florida.