

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12596

Inst: 202312024355 Date: 12/28/2023 Time: 9:40AM
Page 1 of 3 B: 1505 P: 996, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 4025.00

Warranty Deed

This Warranty Deed is executed this 18 of December, 2023, by Steven C. Isbel, and Stephanie Ann Hardenbrook Isbel, Husband and Wife whose address is 282 Southwest Breezy Drive, Lake City, FL 32025, hereinafter called the grantor, to Steven P. Beals, and Karen L. Beals, Husband and Wife whose address is: 282 Southwest Breezy Drive, Lake City, FL 32025, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness

Ailly Robinson
Printed Name

283 NW Cole Terrace Lake City FL 32058
Witness Postal Address

[Signature]
Witness

Madison Williams
Printed Name

283 NW Cole Terrace Lake city. FL 32024
Witness Postal Address

[Signature]
Steven C. Isbel

[Signature]
Stephanie Ann Hardenbrook Isbel

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 18 day of December, 2023, by Steven C Isbel and Stephanie Ann Hardenbrook Isbel.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: *[initials]*

Type of Identification

Produced: *DL*

Exhibit "A"
Property Description

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 33, Township 4 South, Range 17 East, Columbia County, Florida and run thence North 89 degrees 02 minutes 58 seconds East, 624.84 feet; thence South 09 degrees 07 minutes 41 seconds West, 474.91 feet to the Point of Beginning; thence North 70 degrees 26 minutes 06 seconds West, 318.63 feet; thence South 03 degrees 24 minutes 29 seconds West, 510.86 feet; thence South 86 degrees 35 minutes 31 seconds East, 610.47 feet; thence North 06 degrees 06 minutes 38 seconds East, 69.50 feet to the Point of Curvature of a curve to the left, having a radius of 330.00 feet, an included angle of 76 degrees 32 minutes 43 seconds, thence Northwesterly, along the arc of said curve, 440.87 feet; thence North 70 degrees 26 minutes 06 seconds West, 72.77 feet to the Point of Beginning.

Subject to an easement over an across the North 30.00 Feet and the East 30.00 feet thereof.

And together with an easement for ingress and egress purposes, lying 30 feet to the left and 30 feet to the right of the following described centerline; commence at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 4 South, Range 17 East, Columbia County, Florida, and run thence South 06 degrees 04 minutes 30 seconds West, 663.01 feet; thence South 89 degrees 28 minutes 02 seconds West, 30.00 feet to the Point of Beginning of said centerline; thence South 06 degrees 04 minutes 26 seconds West, 530.65 feet; thence South 22 degrees 46 minutes 38 seconds West, 95.13 feet, to the Point of Curvature of a curve to the left, having a radius of 300.00 feet, an included angle of 16 degrees 52 minutes 21 seconds and a chord bearing of South 14 degrees 20 minutes 28 seconds West; thence Southerly, along the arc of said curve, 88.34 feet to the Point of Reverse Curve, having a radius of 360.00 feet, an included angle of 32 degrees 07 minutes 22 seconds, and a chord bearing of South 21 degrees 57 minutes 58 seconds West; thence Southwesterly, along the arc of said curve, 201.83 feet to the Point of Reverse Curve, having a radius of 300.00 feet, an included angle of 31 degrees 57 minutes 10 seconds, and a chord bearing of South 22 degrees 03 minutes 05 seconds West, thence Southwesterly, along the arc of said curve, 167.30 feet; thence South 06 degrees 04 minutes 30 seconds West, 64.13 feet to the Point of Curvature of a curve to the left, having a radius of 300.00 feet, an included angle of 18 degrees 17 minutes 59 seconds, and a chord bearing of South 03 degrees 04 minutes 30 seconds East; thence Southeasterly, along the arc of said curve, 95.82 feet; thence South 12 degrees 13 minutes 30 seconds East, 212.18 feet to the Point of Curvature of a curve to the right, having a radius of 360.00 feet, an included angle of 18 degrees 17 minutes 59, and a chord bearing of South 03 degrees 04 minutes 30 seconds East, thence Southerly, along the arc of said curve, 114.98 feet; thence South 06 degrees 04 minutes 30 seconds West, 764.74 feet; thence North 90 degrees 00 minutes 00 seconds East, 154.00 feet to the Point of Curvature of a curve to the right, having a radius of 330.00 feet, an included angle of 19 degrees 33 minutes 54 seconds and a chord bearing of South 80 degrees 13 minutes 03 seconds East, thence Southeasterly, along the arc of said curve, 112.69 feet; thence South 70 degrees 26 minutes 06 seconds East, 483.93 feet to the Point of Curvature of a curve to the right, having a radius of 330.00 feet, an included angle of 76 degrees 32 minutes 43 seconds, and a chord bearing of South 32 degrees 09 minutes 44 East, thence Southeasterly, along the arc of said curve, 440.87 feet; thence South 06 degrees 06 minutes 38 seconds West, 523.91 feet to a point herein known as point "A"; thence continue South 06 degrees 06 minutes 38 seconds West, 108.64 feet to the Point of Termination of said centerline, said point being the radius point of a 50 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet; thence begin at the point herein called Point "A" and run thence North 87 degrees 33 minutes 18 seconds West, 807.09 feet to the Point of Termination of said centerline said point being the radius point of a 50 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet.