

THIS INSTRUMENT PREPARED BY:
DILON PAUL DICKS
3004 SW POUNDS HAMMOCK ROAD
LAKE CITY, FL 32025

Inst: 202612012051 Date: 06/02/2026 Time: 10:36AM
Page 1 of 3 B: 1569 P: 1614, James M Swisher Jr, Clerk of Court
Columbia, County, By: MH
Deputy ClerkDoc Stamm-Deed: 0.70

**GRANT OF PERPETUAL
INGRESS AND EGRESS EASEMENT**

THIS GRANT OF PERPETUAL INGRESS AND EGRESS EASEMENT ("Grant of Easement") is made and entered into this 1ST day of ~~MAY~~ ^{JUNE}, 2026, by and between DILON PAUL DICKS AND PATRICIA DICKS, HUSBAND AND WIFE, hereinafter called the "grantors", to ANGELA SHOPE, herein after called the grantee.: (Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

A. WHEREAS, Grantors are the owners in fee simple of the property situated in Columbia County, Florida:

B. WHEREAS, Grantee is the owner in fee simple of the property situate in Columbia County, Florida described as follows (Grantee's Property").

COMMENCE AT THE SW CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 01°08'25" E, 227.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 01°08'25" E, 811.00 FEET; THENCE S 85°58'21" W, 747.57 FEET; THENCE N 01°14'42" E, 848.90 FEET; THENCE N 88°49'14" E, 711.37 FEET TO THE POINT OF BEGINNING.

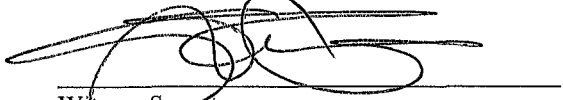
1. NOW, THEREFORE, in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor's hereby grants unto Grantee's, its successors and assigns forever for the purposes hereinafter stated the following described Perpetual Ingress and Egress Easement situate, lying and being in Columbia County, Florida, and legally described as follows and made a part hereof (the "Easement Parcel"), subject to the terms and conditions hereinafter set forth below:

SEE EXHIBIT "A"

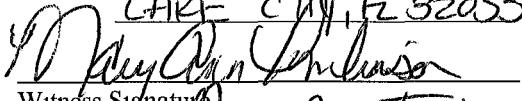
2. Grantor hereby permanently grants, sets over, conveys and delivers to Grantee's, its successors and assigns, the rights, privilege and easement for the purpose of ingress and egress to serve, enter, exit, approach and otherwise access the Easement Parcel solely for access to Grantee's property through the Easement Parcel.

3. This Easement shall be appurtenant to and run with the land, shall be a reservation and condition running with the Grantor's Property and Grantee's Property, and shall be forever and perpetually binding upon the parties hereto, their respective successors and assigns and all those persons or entities acquiring right, title or interest in the Grantor's Property and Grantee's Property, by, through or under Grantors and Grantees.

Signed, sealed and delivered in the presence of



Witness Signature
Printed Name: STEPHAN FANNING
Address: 757 W DUVAL ST
LAKE CITY, FL 32055



Witness Signature
Printed Name: MARY ANN TOMLINSON
Address: 757 W DUVAL ST
LAKE CITY, FL 32055

 L.S.

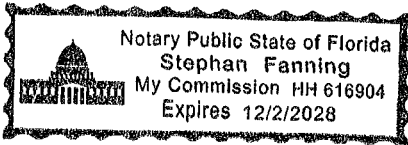
Name: DILON PAUL DICKS
Address: 3004 SW POUNDS HAMMOCK ROAD, LAKE CITY,
FL 32025

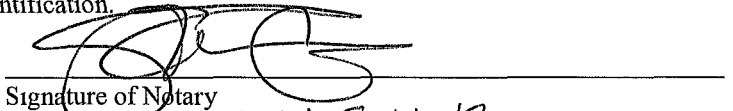
 L.S.

Name: PATRICIA DICKS
Address: 3004 SW POUNDS HAMMOCK ROAD, LAKE CITY,
FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of June, 2026, by DILON PAUL DICKS AND PATRICIA DICKS who are personally known to me or who have produced DRIVER LICENSE as identification.





Signature of Notary
Printed Name: STEPHAN FANNING
My commission expires:

EXHIBIT "A"

DESCRIPTION:

AN EASEMENT FOR INGRESS AND EGRESS IN A PORTION OF THE NE 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.01°08'25"E., 227.32 FEET; THENCE S.88°49'14"W., 30.00 FEET; THENCE N.01°08'25"W., 256.42 FEET; THENCE N.87°03'55"E., 71.88 FEET, MORE OR LESS TO THE WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF SE POUNDS HAMMOCK ROAD; THENCE S.11°49'26"E., ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, 30.36 FEET, MORE OR LESS; THENCE S.87°03'55"W., 47.50 FEET, MORE OR LESS TO THE POINT OF BEGINNING. SAID EASEMENT IS EXTEND OR CONTRACT AS NECESSARY TO MEET AND RUN ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF SE POUNDS HAMMOCK ROAD.

James M Swisher Jr

Clerk of the Circuit Court

Columbia County

PO Drawer 2069
Lake City, FL 32056-2069

Official Records Receipt Recording

Username mdicks

Changed By mdicks

Receipt#: 315441 **Payee Name:** SHOPE, ANGELA

Receipt Date: 06/02/2026

Instrument(s): 202612012051-BK1569/PG1614-1616-EASEMENT

Details

CTY COMM JULY 1	\$6 00
Deed Doc Stamps	\$0.70
FACC JULY 1	\$0.30
Indexing	\$0.00
PRMTF JULY 1	\$5.70
Recording	\$13 00
Records Trust	\$2 00

Receipt Total: \$27 70

Amount Tendered: \$27.70

Amount Paid (including any fees): \$28 67

Overage: \$0.00

Credit Card	\$27 70	19227508
Auth. Code. 093702		Tender. 6jFb001780411018000
Card: 2706		AID A0000000031010
Payment Method Visa		TID: P400Plus-275485595
Payment Variant. visastandarddebit		MID: 420429000030960

This payment will be processed by MyFloridaCounty.com and will appear on your credit card or debit card statement as "MyFloridaCounty.com (877-326-8689)". There is a non-refundable 3.5% service fee per transaction to provide this service. MyFloridaCounty.com is powered by CiviTek