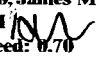


Inst: 202312001705 Date: 02/01/2023 Time: 4:30PM  
Page 1 of 2 B: 1483 P: 2388, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AM   
Denutv ClerkDoc Stamp-Deed: 0.70

**GRANT OF PERPETUAL  
INGRESS AND EGRESS EASEMENT**

THIS GRANT OF PERPETUAL INGRESS AND EGRESS EASEMENT ("Grant of Easement") is made and entered into this 1<sup>st</sup> day of February, 2023, by and between JOHN G. WINDHAM and WALKER WINDHAM, hereinafter called the "grantors", to SAMANTHA PASTERNAK and ADAM PASTERNAK, WIFE AND HUSBAND, herein after called the grantees.: (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's are the owners in fee simple of the property situate in Columbia County, Florida described as follows (Grantee's Property").

**COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE AND THE EAST LINE OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.68°52'39"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 810.31 FEET; THENCE S.08°43'53"W., 426.78 FEET TO THE POINT OF BEGINNING; THENCE S.01°15'49"E., 467.97 FEET; THENCE S.88°38'52"W., 511.29 FEET; THENCE N.01°15'49"W., 467.97 FEET; THENCE N.88°38'52"E., 511.29 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:

**A 30.00 FOOT INGRESS & EGRESS EASEMENT LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:**

**COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE AND THE EAST LINE OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 68°52'39" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 794.95 FEET TO THE POINT OF BEGINNING; THENCE S 08°43'53" W, 508.60 FEET TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE S 01°15'49" E, ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 382.55 FEET TO THE SE CORNER OF SAID PARCEL AND POINT OF TERMINATION OF EASEMENT.**

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:*

Jenna A. Nettles  
Witness Signature  
Printed Name: Jenna A. Nettles

Mary Ann Tomlinson  
Witness Signature Mary Ann Tomlinson  
Printed Name: \_\_\_\_\_

John G. Windham L.S.  
Name: JOHN G. WINDHAM  
Address: 4219 SE COUNTRY CLUB RD, LAKE CITY, FL 32025

Walker Windham L.S.  
Name: WALKER WINDHAM  
Address: 4219 SE COUNTRY CLUB RD, 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 1<sup>ST</sup> day of FEBRUARY, 2023, by JOHN G. WINDHAM and WALKER WINDHAM, who is personally known to me or who has produced Driver's License as identification.

Jenna A. Nettles  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26

