

Prepared by and return to:

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File Number: 25-126A

Certified Copy
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Parcel Identification No. 05-76-17-09909-011

(Please Check This Line For Recording Date)

Warranty Deed

(STATUTORY FORM - SECTION 449.02, F.S.)

This Indenture made this 16th day of June, 2025 between Helen M. Baker, a single woman and James R. Baker, Jr., a single man whose post office address is 103 E. Green St., Nashville, NC 27856 of the County of Nash, State of North Carolina, grantor*, and Emily Ann Nelson, a single woman whose post office address is 672 SW Bethlehem Ave. Fort White, FL 32038 of the County of Columbia, State of Florida, grantee*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

The West 660.00 feet of the following described property:

TOWNSHIP 7 SOUTH - RANGE 17 EAST SECTION 5: COMMENCE at the Southeast Corner of the NE 1/4 of the SW 1/4, Section 5, Township 7 South, Range 17 East, Columbia County, Florida and run N 0°00'20"E along the East line of said NE 1/4 of SW 1/4 a distance of 242.78 feet to the POINT OF BEGINNING; thence S 89°24'10"W 278.80 feet; thence S 1°22'46"W 44.81 feet; thence N 88°17'54"W 1041.26 feet to the West line of the NE 1/4 of the SW 1/4; thence N 0°01'05"E along said West line 638.83 feet to an existing fence line; thence N 88°46'07"E along said existing fence line and the Easterly extension of said fence line 1328.86 feet to said East line of the NE 1/4 of SW 1/4; thence S 0°00'20"W along said East line 650.43 feet to the POINT OF BEGINNING, LESS AND EXCEPT that part of the above described property lying East of the West right-of-way of the presently existing county graded road.

TOGETHER WITH a non-exclusive perpetual easement for ingress, egress and utilities over and across the following described parcel:

COMMENCE at the Southeast Corner of the NE 1/4 of the SW 1/4, Section 5, Township 7 South, Range 17 East, Columbia County, Florida and run N 0°00'20"E along the East line of said NE 1/4 of SW 1/4 a distance of 242.78 feet to the POINT OF BEGINNING; thence S 89°24'10"W 278.80 feet; thence S 1°22'46"W 44.81 feet; thence N 88°17'54"W 1041.26 feet to the West line of the NE 1/4 of the SW 1/4; thence N 0°01'05"E along said West line 60.00 feet; thence S 88°17'54"E 981.16 feet; thence N 1°22'46"E 60.00 feet; thence N 89°24'10"E 338.80 feet to the East line of the NE 1/4 of the SW 1/4; thence S 0°00'20"W along said East line 60.00 feet to the POINT OF BEGINNING.

Together with a 2004 HMMT Doublewide Mobile Home containing VIN #FLJHML3B139828042A and VIN # FLJHML3B139828042B.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons.

* "Grantor" and "Grantee" are not to appear in bold, at correct location.

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

Signed, sealed and delivered in our presence

Helen M. Baker by
James R. Baker, Jr. My Attorney in Fact
Helen M. Baker by
James R. Baker, Jr., in her Attorney-in-Fact

Andree Gunninger
Witness
Printed Name: Andree Gunninger
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Melissa Gunninger
Witness
Printed Name: Melissa Gunninger
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Andree Gunninger
Witness
Printed Name: Andree Gunninger
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Melissa Gunninger
Witness
Printed Name: Melissa Gunninger
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

James R. Baker, Jr.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 16th day of June, 2023 by James R. Baker, Jr. as Attorney in Fact for Helen M. Baker and James R. Baker, Jr. who [] are personally known or [X] have produced drivers' licenses as identification.

[Seal]



Andree Gunninger
Notary Public
Print Name: Andree Gunninger
My Commission Expires 03/31/2027