

Prepared by and return to:
Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: **24-062C**

Parcel Identification No. **25-7S-16-04321-023**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **28th day of March, 2024** between **Marvin V. Sawyer a/k/a Marvin V. Sawyer, Jr. and Sue P. Sawyer, Husband and Wife** whose post office address is **6319 NW 41st Dr., Gainesville, FL 32653** of the County of **Alachua, State of Florida**, grantor*, and **Nathan Brady, a single man** whose post office address is **220 SW Gemini Glen, 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:

See Attached Exhibit A Legal Description

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

----- **Remainder Intentionally Left Blank** -----

Signed, sealed and delivered in our presence:

Christina L. Stainfield
Witness

Printed Name: Christina L. Stainfield
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Marvin V. Sawyer
Marvin V. Sawyer

Natalie Lloyd
Witness

Printed Name: Natalie Lloyd
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Christina L. Stainfield
Witness

Printed Name: Christina L. Stainfield
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Sue P. Sawyer
Sue P. Sawyer

Natalie Lloyd
Witness

Printed Name: Natalie Lloyd
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of March, 2024 by Marvin V. Sawyer and Sue P. Sawyer who ☐ are personally known or ☐ have produced drivers' licenses as identification.

[Seal]



Christina L. Stainfield
Notary Public
Print Name: Christina L. Stainfield

My Commission Expires: _____

Exhibit A

SOUTH ONE-HALF OF EAST ONE-HALF OF WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (S 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4) OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, LESS ROAD RIGHT OF WAYS AND UTILITY EASEMENTS, ALSO KNOWN AS THE SOUTH ONE-HALF (S 1/2) OF TRACT 15, SECTION 1, RUM ISLAND RANCHES.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

THE NORTHERLY 671.45 FEET OF LOT 17 OF RUM ISLAND RANCHES, AN UNRECORDED SUBDIVISION (MEASURED ALONG THE EAST LINE OF LOT 17) OF THE EASTERLY 25.00 FEET OF LOT 17 (MEASURED PERPENDICULAR TO SAID EAST LINE OF LOT 17).

ALSO, THE NORTHERLY 671.45 FEET OF LOT 16, OF SAID RUM ISLAND RANCHES (MEASURED ALONG THE WEST LINE OF SAID LOT 16), OF THE WESTERLY 25.00 FEET OF LOT 16 (MEASURED PERPENDICULAR TO THE SAID WEST LINE OF LOT 16), ALSO THAT PART OF LOTS 13, 14, 15 AND 16 OF RUM ISLAND RANCHES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16 AS A POINT OF REFERENCE, RUN SOUTH 0 DEG. 42 MIN. 02 SEC. EAST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 621.45 FEET, THENCE RUN NORTH 88 DEG. 38 MIN. 01 SEC. EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING CONTINUE NORTH 88 DEG. 38 MIN. 01 SEC. EAST, A DISTANCE OF 960.20 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID LOT 13 AND A CURVE, CONCAVED WESTERLY, HAVING A CENTRAL ANGLE OF 299 DEG. 59 MIN. 44 SEC. AND A RADIUS OF 50.00 FEET, THENCE RUN NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 261.80 FEET TO A POINT OF INTERSECTION OF THE SAID WEST LINE OF LOT 13 AND SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 0 DEG. 41 MIN. 26 SEC. EAST, 50.00 FEET, SAID CHORD ALSO LYING ALONG THE SAID WEST OF LOT 13), THENCE FROM SAID INTERSECTION RUN SOUTH 88 DEG. 38 MIN. 01 SEC. WEST, A DISTANCE OF 960.19 FEET, THENCE RUN NORTH 0 DEG. 42 MIN. 02 SEC. WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING .

AND

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4) OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, LESS ROAD RIGHTS OF WAY AND UTILITY EASEMENTS, ALSO KNOWN AS TRACT 34 RUM ISLAND RANGES, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A 1998 PALM DOUBLEWIDE MOBILE HOME CONTAINING VIN #PH0910531AFL AND VIN #PH0910531BFL.