

Inst: 202512001265 Date: 01/21/2025 Time: 3:15PM
Page 1 of 3 B: 1531 P: 1862, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 595.00

This Instrument Prepared by & return to:
BULLARD PROPERTIES, INC.
Address: P.O. Box 1733
Lake City, FL 32056

Consideration: 84,995
Doc: 595.00
Rec: 27.00

Property Appraisers Parcel ID Numbers(s)
16-6S-16-03832-243

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This Warranty Deed, Made and executed the 14TH Day of JANUARY, 2025,
by BULLARD PROPERTIES, INC., a corporation existing under the laws of the State of
Florida, and having its principal place of business at: P.O. Box 1733, Lake City, FL 32056,
hereinafter called the grantor, to MICHAEL A. NEU, whose post office address is 13616 NW
State Road 45, High Springs, FL 32643, hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$10.00 (Ten Dollars)
and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does
grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain
land, situate in COLUMBIA County, State of Florida, viz:

Lot 43 of Spring Run Subdivision, an unrecorded subdivision, parcel is more particularly described in Exhibit "A" attached and made a part hereof subject to utility easements of record and restrictions, conditions, reservations and easements of record.

Parcel ID Number: 16-6S-16-03832-243

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

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

And the Grantor hereby covenants with said grantee that it is lawfully seized of said land
in fee simple; that it has the good right and lawful authority to sell and convey said land; that it
hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing
subsequent to December 31, 2024.

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

BULLARD PROPERTIES, INC.
Name of Grantor

Signed, sealed and delivered in the presence of:

Holly C Hanover
Witness Signature
Holly C. Hanover
Printed Name
Address: 1910 SW SR 47, Lake City, FL 32025

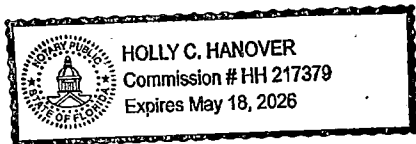
Chris A Bullard
Grantor Signature
Chris A. Bullard, President
Printed Name
P.O. Box 1733, Lake City, FL 32056
Grantor's Post Office Address

Christina Sherrouse
Witness Signature
Christina Sherrouse
Printed Name
Address: 1910 SW SR 47, Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by physical presence this 14TH day of JANUARY, 2025, by Chris A. Bullard, as President of BULLARD PROPERTIES, INC., a Florida corporation who has produced _____ as identification or (X) is personally known to me.

[NOTARY SEAL]



Holly C Hanover
Notary Signature

Exhibit A

Spring Run 43

LOT 43, SPRING RUN, an unrecorded subdivision being a part of the W 1/2 of Section 16, and all of the W 1/2 of the NE 1/4 of Section 16, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the NW corner of said Section 16 and run North 88° 11' 19" East 25.00 feet to the East right of way line of Lazy Oak Road (a 50 foot wide county maintained dirt road as now established), thence continue along the North line of said Section 16, North 88° 11' 19" East a distance of 2618.11 feet, thence continue North 88° 11' 42" East, 1332.58 feet to the Easterly line of the W 1/2 of the NE 1/4 of Section 16, Township 6 South, Range 16 East, thence run along said Easterly line South 00° 44' 12" East, 1427.34 feet to the Point of Beginning, thence continue South 00° 44' 12" East 310.89 feet, thence South 88° 11' 19" West 702.78 feet to its intersection with the Easterly right of way line of a 60 foot wide road right of way, thence run along the Easterly right of way line North 00° 28' 58" West 310.92 feet, thence North 88° 11' 19" East, 701.40 feet to the Point of Beginning.

Subject to road right of way easement as recorded in OR Book 630, Page 406 in Columbia County Florida.

Subject to recorded utility easements.