

Prepared by and return to:

Brent E. Baris, P.A.
Andrea Gumminger, Esq.
18731 NW US Highway 441
High Springs, FL 32643
(386) 454-0688
File Number: 22-437D

Parcel Identification No. **26-4S-15-00401-032**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 27th day of January, 2023 between **Kimberly Bradshaw, a/k/a Kim Bradshaw, a single woman** whose post office address is **284 SW Loren Court, Lake City, FL 32024** of the County of Columbia, State of Florida, grantor*, and **Sandra Blankenship, a single woman** whose post office address is **284 SW Loren Court, Lake City, FL 32024** 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:

Lot 32: A PART OF THE N.W. 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, being more particularly described as follows: commence at the Southwest corner of the S.E. 1/4 of the N.W.1/4 of said Section 26 and run N 0°51'54" W, along the west line thereof, 665.53 feet, thence S 88°28'54"W, 635.80 feet thence N 0°51'52"W, 685.51 feet for a point of beginning; thence continue N 0°51'52"W, 1310.02 feet to the south right-of-way line of County Road No. 242; said point being on a curve concave to the south having a radius of 22878.31 feet and an included angle of 0°04'30"; thence westerly along the arc of said curve for an arc distance of 30.00 feet thence S 0°51'52"E, 625.15 feet; thence S 88°37'36"W, 615.77 feet; thence S 0°51'50"W, 686.32 feet; thence N 88°33'15"E, 635.78 feet to the point of beginning. Columbia County, Florida.

Together with the right of ingress and egress over and across a 60.00 foot easement, 30.00 feet right and 30.00 feet left of the following described centerline: commence at the southwest corner of the SE 1/4 of the NW 1/4 of said section 26 and run N 0°51'54"W, 665.53 feet; thence S 88°28'54"W, 635.80 feet to the point of beginning of said centerline; thence run N 0°51'54"W, along said centerline 1995.53 feet to the south right-of-way line of County Road No. 242 for a point of termination for said centerline of said 60.00 foot easement.

Subject to taxes for 2023 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.

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Brent Baris

[Signature]
Kimberly Bradshaw

[Signature]
Witness
Printed Name: Samantha Braker

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of January, 2023 by Kimberly Bradshaw who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Brent Baris
My Commission Expires: 8/3/25

