

BSG:dbb
8671.01-20-061
11/12/2025

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has performed
no title examination nor has the preparer issued
any title insurance or furnished any opinion
regarding the title, existence of liens, the
quantity of lands included, or the location of
the boundaries. The names, addressees, tax
identification numbers and legal description
were furnished by the parties to this instrument.

REC.	35.50
DOC.	0
INT.	0
INDEX	
CONSIDERATION	0

Inst: 202512026047 Date: 11/13/2025 Time: 3:47PM
Page 1 of 4 B: 1554 P: 351, James M Swisher Jr, Clerk of Court
Columbia, County, By: VCUP
Deputy Clerk

WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this 13th
day of November, 2025, by CLYDE F. VARNES, a single person, whose mailing address
is 535 NE Clyde Varnes Road, Lake City, Florida 32055 (herein "Grantor") to CLYDE F.
VARNES, whose mailing address is 535 NE Clyde Varnes Road, Lake City, Florida 32055,
for a life estate, without any liability for waste, and with full power and authority in said life
tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property
described herein, in fee simple, with or without consideration, without joinder of the
remainderman, and with full power and authority to retain any and all proceeds generated
thereby, and the remainder to DAVID RAY VARNES, whose mailing address is 240 NE1st
Avenue, Lake Butler, Florida 32054, (herein "Grantees");

W I T N E S S E T H:

That Grantor, for and in consideration of love and affection, hereby grants, aliens,
remises, releases, conveys and confirms unto Grantees, all that certain land situate in
Columbia County, Florida, viz:

Commence at the Northwest corner of the SE1/4 of SW 1/4, Section 12, Township 3 South, Range 17 East, and run thence N 87°31'13" E, along the North line of said SE 1/4 of SW1/4, 411.42 feet to the POINT OF BEGINNING, thence continue N 87°31'13" E, along said North line 420.00 feet, thence S 1°28'54" E, 735.00 feet, thence S 87°31'13" W 637.07 feet, to the East right-of-way line of Forest Service Road No. 236-3, thence Northerly along a curve concave to the right, with a radius of 785.51 feet, along a chord bearing N 8°06" W, a distance of 208.37 feet to the end of said curve, thence N 1°39'18" E, along said East right-of-way line, 33.04 feet, thence N 87°31'13" E, 239.27 feet, thence N 1°28'54" W 94.64 feet to the POINT OF BEGINNING.

AND

Commence at the Northwest corner of the SE 1/4 of SW 1/4, Section 12, Township 3 South, Range 17 East, and run thence N 87°31'13" E, along the North line of said SE 1/4 of SW 1/4, 831.42 feet to the POINT OF BEGINNING; thence continue N 87°34'04" E along the North line of said SE 1/4 of SW 1/4, and the North line of the SE 1/4 of SW 1/4, 757.93 feet, thence S 11°03'37" E 742.49 feet, thence S 87°31'13" W 882.32 feet, thence N 1°25'04" 739.00 feet to the POINT OF BEGINNING.

AND

Begin at the Northwest Corner of the SE¼ of the SW¼ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida, and run North 87°29'36" East along the North Line of said SE¼ of SW¼ a distance of 411.42 feet to a concrete monument; thence South 1°30'54" East 494.64 feet to a concrete monument; thence South 87°29'36" West 411.43 feet to a concrete monument on the West Line of said SE¼ of SW¼; thence North 1°30'54" West along said West Line 494.64 feet to a concrete monument, and the Point of Beginning, EXCEPT a 60 ft. right-of-way for Forest Service Road No. 236, said exception containing 0.78 acre.

Being all of the property owned by Clyde F. Varnes in Columbia County, Florida, identified as Tax Parcel 12-3S-17-04927-000, as described in Official Records Book 260, page 158; Official Records Book 364, page 33, and Official Records Book 803, page 1041, all in the public records of Columbia County, Florida.

N.B. The purpose of this deed is to remove SHELLY DIANNE VARNES CARTER, as a remainderman in the Corrective Warranty Deed With Reservation of Life Estate dated September 14, 2020, which was recorded

on September 16, 2020, in Official Records Book 1419, page 1339, public records of Columbia County, Florida and to remove JONI VARNES PARKER, as remainderman in that certain Warranty Deed with Reservation of Life Estate dated September 28, 2021, which was recorded on September 29, 2021, in Official Records Book 1448, page 1859, public records of Columbia County, Florida, and to substitute David Ray Varnes as sole remainderman as set forth herein.

This deed is given subject to easements, restrictions, reservations and limitations, of record, if any, and land use and zoning rules and regulations.

Parcel Number: 12-3S-17-04927-000

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor 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, 2025.

[The remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day
and year first above written.

Signed, sealed and delivered
in the presence of:

Bonnie S. Green

Witness

BONNIE S. GREEN

(Print/type name)

Address:

1241 South Marion Avenue

Lake City, FL 32025

Delores B. Brannen

Witness

Delores B. Brannen

(Print/type name)

Address:

1241 South Marion Avenue

Lake City, FL 32025

Clyde F. Varnes

(SEAL)

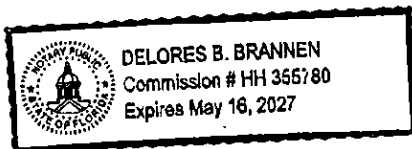
CLYDE F. VARNES

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 13th day of November, 2025, by CLYDE F.
VARNES, a single person, who is personally known to me.

(NOTARIAL
SEAL)



Delores B. Brannen

Notary Public, State of Florida

Delores B. Brannen

My commission expires: