

PREPARED BY & RETURN TO:

Name D & M GLENN LLC
Address: P.O. BOX 760
FORT WHITE, FL 32038

Parcel No.:

Inst: 20251201-4925 Date: 07/01/2025 Time: 1:32PM
Page 1 of 2 B: 1543 P: 2044, James M Swisher Jr, Clerk of Court
Columbia, County, By: ME: OMA
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 30th day of June, 2025, by D & M GLENN LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter called the Grantor, to STEPHEN HARRIS and RACHEL HARRIS, HUSBAND AND WIFE, whose post office address is 5393 SW US HWY 27, FORT WHITE, FL 32038, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A"

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

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

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.

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Printed Name: Patricia Lang
Witness Address: 757 W Duval St.
Lake City, FL 32055

Morgan L Williams
Witness Signature
Printed Name: Morgan L Williams
Witness Address: 757 W Duval St.
Lake City, FL 32055

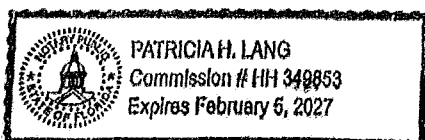
D & M GLENN LLC

By: Dewey V. Glenn L.S.
Name: DEWEY V. GLENN
Title: MANAGER

Address (Principal Place of Business):
P.O. BOX 760, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of June, 2025, by DEWEY V. GLENN, MANAGER of D & M GLENN LLC, A FLORIDA LIMITED LIABILITY COMPANY, on behalf of the LLC. He is personally known to me or has produced _____ as identification.



Patricia Lang
Signature of Notary
Printed Name: Patricia Lang
My commission expires: 2-6-27

EXHIBIT "A"

DESCRIPTION:

PART OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1536, PAGE 1053 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A $\frac{5}{8}$ " IRON ROD, LS 4708, MARKING THE SE CORNER OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 44'44"W., ALONG THE MONUMENTED EASE LINE OF SAID SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, A DISTANCE OF 54.34 FEET TO THE SE CORNER OF OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT; THENCE CONTINUE N.01 DEGREES 44'44"W., 60.04 FEET TO THE NE CORNER OF SAID EASEMENT; THENCE N.89 DEGREES 42'53"W., ALONG THE NORTH LINE OF SAID EASEMENT, 425.91 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N.89 DEGREES 42'53"W., STILL ALONG SAID NORTH LINE, 631.01 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE N.00 DEGREES 17'07"E., 345.88 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE S.89 DEGREES 42'53"E., 631.01 FEET, TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE S.00 DEGREES 17'07"W., 345.88 FEET TO THE POINT OF BEGINNING. DESCRIBED LANDS CONTAIN 5.01 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS FOR INGRESS AND EGRESS:

EASEMENT NUMBER 2:

PART OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A $\frac{5}{8}$ " IRON ROD, LS 4708, MARKING THE SW CORNER OF THE SOUTH $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 44'44"W., ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, A DISTANCE OF 54.34 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N.01 DEGREES 44'44"W., 60.04 FEET; THENCE N.89 DEGREES 42'53"W., DEPARTING SAID WEST LINE, 1797.62 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE S.06 DEGREES 46'01"E., 60.46 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE S.89 DEGREES 42'53"E., 1792.32 FEET TO THE POINT OF BEGINNING.

EASEMENT NUMBER 3:

PART OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A $\frac{5}{8}$ " IRON ROD, LS 4708, MARKING THE SW CORNER OF THE SOUTH $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 44'44"W., ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, A DISTANCE OF 54.34 FEET; THENCE CONTINUE N.01 DEGREES 44'44"W., 60.04 FEET; THENCE N.89 DEGREES 42'53"W., DEPARTING SAID WEST LINE, 1797.62 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708, AND THE POINT OF BEGINNING; THENCE S.06 DEGREES 46'01"E., 60.46 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE N.89 DEGREES 42'53"W., 411.41 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708, ON THE MONUMENTED EAST RIGHT-OF-WAY LINE OF SW U. S. HIGHWAY NO. 27; THENCE N.49 DEGREES 41'28"W., ALONG SAID EAST RIGHT-OF-WAY LINE, 93.30 FEET TO A $\frac{5}{8}$ " IRON ROD, LS 4708; THENCE S.89 DEGREES 42'53"E., 475.43 FEET TO THE POINT OF BEGINNING.