

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2023-6749MS

Parcel Identification No 22-3S-16-02269-131

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WARRANTY DEED

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

This indenture made the 10 day of March, 2023 between **Tammy L. Binger, a Single Woman**, whose post office address is **81 Quail Run, Collinsville, IL 62234**, of the County of Madison, State of Illinois, Grantor, to **Shaun A. Meeks, a Single Man, and Adam Y. Castleberry, a Single Man, as Joint Tenants with Rights of Survivorship**, whose post office address is **179 NW Lake Valley Terrace, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

See EXHIBIT "A"

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that 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.

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:*

Amber H. Suhl
WITNESS
PRINT NAME: Amber H. Suhl

Tammy L. Binger
Tammy L. Binger

Susan B. Weirich
WITNESS
PRINT NAME: Susan B. Weirich

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 10 day of March, 2023, Tammy L. Binger, who is personally known to me or has produced DL as identification.

Amber H. Suhl
Signature of Notary Public

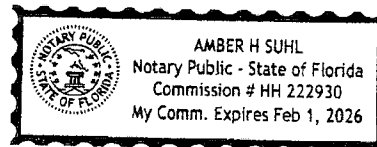


Exhibit "A"
Property Description

A Parcel of land in Section 22, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:
Begin at a point designated as Permanent Reference Monument 22 at the West corner of Lot 2 in Woodborough Phase 3, a subdivision according to the Public Records of Columbia County, Florida and run South 36 degrees 05 minutes 12 seconds East along the Southwesterly line of said Lot 2 in Woodborough Phase 3 a distance of 155.00 feet to the Northwest corner of Lot 3 in Woodborough Phase 3; thence continue South 36 degrees 05 minutes 12 seconds East along the Southwesterly line of said Lot 3 in Woodborough Phase 3 a distance of 115.75 feet to a point designated as Permanent Reference Monument 21; thence continue South 36 degrees 05 minutes 12 seconds East a distance of 26.46 feet to point on the North line of a retention area in Woodborough Phase 1, a subdivision recorded in Plat Book 5, Pages 114 and 114A in the Public Records of Columbia County, Florida; thence North 85 degrees 11 minutes 51 seconds West along said North line a distance of 99.18 feet to a point designated as Permanent Reference Monument 12, also being the Northwest corner of Lot 54 in said Woodborough Phase 1; thence South 17 degrees 45 minutes 13 seconds West along the West line of said Lot 54 in Woodborough Phase 1 a distance of 43.24 feet; thence North 63 degrees 33 minutes 32 seconds West a distance of 214.77 feet to a point on the Easterly right of way line of Northwest Lake Valley Drive; thence North 31 degrees 38 minutes 04 seconds East along said Easterly right of way line of Northwest Lake Valley Drive a distance of 132.50 feet to the Point of Curve of a curve concave to the Southeast having a radius of 227.80 feet and a central angle of 22 degrees 16 minutes 44 seconds; thence Northeasterly along the arc of said curve, being also said Easterly right of way of Northwest Lake Valley Drive a distance of 88.58 feet to the Point of Beginning.