

Prepared by and return to:

Crystal L. Curran  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 20-672

Parcel Identification No R09925-127

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## WARRANTY DEED

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

**This indenture made the 12th day of February, 2021 between Laura Johnson Tellez, f/k/a Laura Johnson, a married woman, whose post office address is 277 SE Island Dr, Branford, FL 32008, of the County of Lafayette, State of Florida, Grantor, to Gerald L. Rogers and Jodie L. Rogers, husband and wife, as tenants by the entirety, whose post office address is 787 Southwest Heron Drive, Fort White, FL 32038, 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:**

**PARCEL 27 OF OLD NIBLACK FARMS, AN UNRECORDED SUBDIVISION LOCATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 6; THENCE NORTH 89°37'58" EAST, A DISTANCE OF 922.59 FEET; THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 1504.15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'58" WEST, A DISTANCE OF 915.36 FEET TO AN INTERSECTION WITH EAST LINE OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST; THENCE SOUTH 00°10'43" WEST, ALONG SAID EAST LINE OF SECTION 1, A DISTANCE OF 431.22 FEET TO AN INTERSECTION WITH A CURVE CONCAVE SOUTH WESTERLY, HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°21'50" EAST, 48.59 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°57'21", AND ARC DISTANCE OF 48.71 FEET TO THE END OF SAID CURVE; THENCE SOUTH 55°23'10" EAST, A DISTANCE OF 33.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°54'35" EAST, 120.44 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°02'51", AN ARC DISTANCE OF 122.34 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°34'00" EAST, A DISTANCE OF 729.04 FEET; THENCE NORTH 00°10'43" EAST, A DISTANCE OF 508.77 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH AND SUBJECT TO:**

**AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:**

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S.00DEG.07'23"E., A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S.89 DEG. 33'21"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE

NORTHEAST 1/4 OF SECTION 1; THENCE RUN S.00 DEG.05'46"E., ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N.89DEG.33'21"E., PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90DEG.23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45DEG.15'07"E., 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00DEG.03'35"E., A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24DEG.10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12DEG.08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.24DEG.14'07"E., A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24DEG.10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12DEG.08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00DEG.03'35"E., A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90DEG.23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45DEG.15'07"E., 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89DEG.33'21"E., A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35DEG.03'28", AN ARC DISTANCE OF 122.38 FEET (CHORD BEARING AND DISTANCE OF S.72DEG.54'54"E., 120.48 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55DEG.23'10"E., A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35DEG.02'51", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S.72DEG.54'35"E., 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89DEG.34'00"E., A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN S.00DEG.10'43"W., A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE S.00DEG.10'43"W., A DISTANCE OF 630.41 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN N.89DEG.34'00"E., A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE N.89 DEG.34'00"E., A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN S.00DEG.10'43"W., A DISTANCE OF 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN N.00DEG.10'43"E., A DISTANCE OF 1182.88 FEET TO A POINT DESIGNATED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE N.00DEG.10'43"E., A DISTANCE OF 350.08 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN N.89DEG.37'58"E., A DISTANCE OF 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE N.89DEG.37'58"E., A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN S.00 DEG.10'43"W., A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.

TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATED THEREON.

GRANTOR WARRANTS THIS PROPERTY IS NOT HER OR HER SPOUSE'S HOMESTEAD PROPERTY NOR IS IT CONTIGUOUS TO HER OR HER SPOUSE'S HOMESTEAD PROPERTY.

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

Subject to taxes for 2020 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:

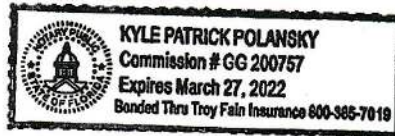
[Signature]  
WITNESS  
PRINT NAME: KYLE POLANSKY  
[Signature]  
WITNESS  
PRINT NAME: Crystal L. Curran

[Signature]  
Laura Johnson Tellez f/k/a Laura Johnson

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9<sup>th</sup> day of FEBRUARY, 2021, by Laura Johnson Tellez, f/k/a Laura Johnson.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: DRIVER'S LICENSES