

Prepared by:
Macy McRae
Downtown Title Co.
182 S Marion Ave
Lake City, FL 32025

GRANT OF EASEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

THIS INDENTURE made and entered into this 15th day of April, 2026, by and between Patrick Parnell, as Grantor and Paul Aronson, as Grantee:

WHEREAS, the Grantor(s) is/are seized in fee simple and in possession of lands lying in Sections 16 and 21, Township 3 South, Range 16 East, Columbia County, Florida and that particular portion of it described below:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

AND WHEREAS, Grantee is seized in fee simple of a parcel of land contiguous to the land of Grantors; and

WHEREAS, Grantors have agreed in consideration of the sum of One Dollar, and other good and valuable consideration, to grant the Grantee and all other persons claiming by, through or under Grantee, or either of them, or their heirs, assigns or legal representatives by virtue of any deeds or conveyances describing land located in Sections 16 and 21, Township 3 South, Range 16 East, County of Columbia, State of Florida, an easement for ingress and egress and/ or right of way over the land described, for the purposes and in the manner expressed below:

NOW THIS INDENTURE WITNESSETH:

That, in pursuance of this agreement and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is acknowledged, Grantors grants unto Grantee, their heirs and assigns, and to all others likely situated as above described, and their heirs and assigns:

Full and free right and liberty for them and their tenants, servants, visitors and licensees, in common with all persons having the like right, at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantee and those likely situated for whatever purpose, the land from time to time lawfully may be used and enjoyed, (1) Right of Ingress, Egress and Regress to and from said property.

TO HAVE AND TO HOLD the easement hereby granted unto Grantee, their heirs and assigns, and those likely situated as described above, and their heirs and assigns, as appurtenant to the land of the Grantee and those likely situated and every part of it.

IT IS UNDERSTOOD that the easement is given upon the express understanding and condition that it may be used by Grantors, their heirs, executors, administrators and assigns, in conjunction with the use of Grantee, their heirs, and assigns and others likely situated, and their heirs and assigns.

IT IS FURTHER UNDERSTOOD that the Grantor, their heirs, assigns and tenants in no way will be bound to improve, maintain or construct a roadway or to keep in repair. However, the Grantee, their heirs and assigns, assume any liability or responsibility to one another or any person using the land by invitation, expressed or implied, or by reason of any business conducted with either party, their heirs and assigns, or otherwise. And will be bound to improve, maintain or construct a roadway or to keep in repair.

IN WITNESS WHEREOF, Grantors the day and year first above written, Signed, Sealed and delivered in the presence of:

Macy McRae
Witness

Patrick Parnell
Patrick Parnell

Macy McRae
Printed Name

182 S. Marion Ave Lake City Fl 32070
Physical Postal Address

Christy Wells
Witness

Christy Wells
Printed Name

182 S. Marion Ave Lake City Fl. 32005
Physical Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 15 day of April, 2026, by Patrick Parnell.

Macy McRae
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____

Type of Identification Produced: _____



MACY McRAE
Notary Public
State of Florida
Comm# HH711129
Expires 12/8/2029

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION(S) 16 AND 21, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 16 AND RUN N.02°09'46"W., 289.26 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW NASH ROAD; THENCE S.84°42'52"W., ALONG SAID RIGHT-OF-WAY LINE, 130.57 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1747.02 FEET AND AN INCLUDED ANGLE OF 9°30'35"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 289.96 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.87°21'43"W., 289.63 FEET; THENCE S.02°09'46"E., 519.75 FEET; THENCE N.87°58'50"E., 419.40 FEET; THENCE N.02°01'10"W., 241.06 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS BEING 30.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 16 AND RUN THENCE S.02°01'10"E., 241.06 FEET; THENCE S.87°58'50"W., 419.90 FEET; THENCE RUN N.02°09'46"W., 519.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW NASH ROAD, BEING THE POINT OF BEGINNING OF SAID LINE, AND ALSO BEING THE POINT OF CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1747.02 FEET, AN INCLUDED ANGLE OF 05°06'48" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.85°19'36"W., 155.86 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 155.91 FEET TO THE END OF SAID CURVE; THENCE RUN N.07°07'55"E., ALONG SAID RIGHT-OF-WAY, 69.85 FEET TO THE POINT OF TERMINATION OF SAID LINE. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.