


Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number:

Inst: 202212021837 Date: 11/16/2022 Time: 2:57PM
Page 1 of 2 B: 1479 P: 1182, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 0.70

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Warranty Deed

This Warranty Deed made this 4th day of November, between **Michael O. Herlong and Ramona W. Herlong**, whose post office address is **377 SW Scattered Oaks Court, Fort White, FL 32038**, grantor, to **Michael O. Herlong and Ramona W. Herlong as Trustees of the Michael O. Herlong and Ramona Herlong Revocable Living Trust**, whose post office address is **377 SW Scattered Oaks Court, Fort White, FL 32038**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot or Block 7, in the Town of Fort White, according to the plat thereof as recorded in Plat Book 1, page 48, of the public records of Columbia County, Florida.

TOGETHER WITH: The W ½ of that portion of Cullen Avenue (also known as 2nd Street) North of SW Dortch Street and between Lot 6 and Lot 7 as shown on that certain Plat recorded in Plat Book 1, page 48 of the public records of Columbia County, Florida, said portion of Cullen Avenue lying South of Tax Parcel 14305-000 and being between and adjacent to Tax Parcel 14342-000 and 14341-000. This portion of Cullen Street closed by Ordinance 168-11, recorded in Official Records Book 1212, page 943.

SUBJECT TO reservation of utility easement. Notwithstanding the vacating and abandoning of that portion of Cullen Avenue as a public right of way for a road, the Town of Fort White hereby reserves and establishes a utility easement for water, sewer, electric, cable and other public utilities, including drainage on, over and across the subject property. Reserved in Ordinance 168-11 recorded in Official Records Book 1212, page 943, public records, Columbia County, Florida.

SUBJECT TO restrictions, reservations, covenants and conditions as per plat recorded in Plat Book 1, page 48, public records, Columbia County, Florida.

(Parcel No. 14342-000)

AND ALSO:

PARCEL NO. 4: Commence at the NE corner of Section 9, Township 6 South, Range 16 East, and run S 89 degrees 06 minutes 45 seconds W, along the North line of said Section 9, 1271.41 feet to the POINT OF BEGINNING; thence S 0 degrees 01 minute 59 seconds E, 1757.88 feet; thence S 88 degrees 58 minutes 18 seconds W, 1384.08 feet to the West line of the NE ¼ of said Section 9; thence N 0 degrees 03 minutes 42 seconds W, along the West line of said NE ¼, 827.84 feet; thence N 88 degrees 45 minutes 52 seconds E, 1334.59 feet; thence N 0 degrees 01 minute 59 seconds W, 925.75 feet to the North line of said Section 9; thence N 89 degrees 06 minutes 45 seconds E, 50.0 feet to the POINT OF BEGINNING. Subject to an easement along the Northerlymost line thereof for road right-of-way purposes. Containing 27.40 acres, more

File Number:

or less, Columbia County, Florida. Said description being the description of that certain instrument recorded in Official Records Book 417, page 18, public records of Columbia County, Florida.

PARCEL 5: Commence at the NE corner of Section 9, Township 6 South, Range 16 East, and run S 89 degrees 06 minutes 45 seconds W along the North line of said Section 9, 1271.41 feet; thence S 0 degrees 01 minute 59 seconds E 1757.88 feet to the POINT OF BEGINNING; thence continue S 0 degrees 01 minute 59 seconds E 225.67 feet; thence S 88 degrees 58 minutes 28 seconds W 56.75 feet to the NW corner of the S ½ of the SE ¼ of the NE ¼ of said Section 9; thence S 0 degrees 01 minute 59 seconds E 661.37 feet to the South line of the NE ¼ of said Section 9; thence S 88 degrees 55 minutes 43 seconds W along the South line of the said NE ¼, 1326.91 feet to the Center of said Section 9; thence N 0 degrees 03 minutes 42 seconds W along the West line of the NE ¼, 887.87 feet; thence N 88 degrees 58 minutes 18 seconds E 1384.08 feet to the POINT OF BEGINNING. Columbia County, Florida. Containing 27.35 acres, more or less. Said legal description being that of that certain instrument recorded in Official Records Book 416, page 620, public records of Columbia County, Florida.

(Parcel Identification Number 03802-002.)


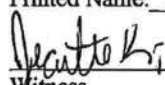
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


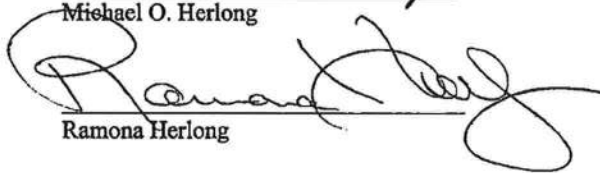
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee 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; that the 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, 2021.

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:


Witness
Printed Name: Victoria Davis

Witness
Printed Name: Jeannette Kirby


Michael O. Herlong

Ramona Herlong

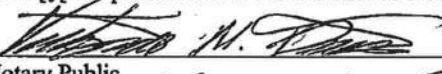
State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of November, 2022 by Michael O. Herlong who ☐ is personally known or ☒ has produced a driver's license as identification, and Ramona Herlong who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



VICTORIA M. DAVIS
Commission # HH 228966
Expires February 15, 2026


Notary Public
Print Name: Victoria M. Davis
My Commission Expires: February 15, 2026