

Inst: 202112013277 Date: 07/02/2021 Time: 1:54PM
Page 1 of 3 B: 1441 P: 1541, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

FLORIDA WARRANTY DEED - INDIVIDUAL GRANTOR(S)

Prepared By: Marla B. Bedenbaugh

See Exhibit A (*Sketch of Description)

This Warranty Deed made this 30th day of June, 2021, by
and between Kevin L. Bedenbaugh Sr. hereinafter called the
Grantor; and Colby L. Bedenbaugh, hereinafter called
the Grantee, whose mailing address is 5928 SW County Rd 751 Jasper FL 32052.

WITNESSETH, that the Grantor, for and in consideration of the sum of
ONE DOLLAR (\$1.00)

and other valuable consideration, the receipt whereof is hereby acknowledged,
hereby grants, bargains, and sells unto the Grantee, and Grantee's successors,
heirs, and assigns forever, all that certain parcel of land in the County
of COLUMBIA, State of Florida, to wit:

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the
title to the land and will defend the same against the lawful claims of all persons
whomsoever; and that the land is free of all encumbrances, except taxes
accruing subsequent to December 31, 2021, and restrictions,
covenants, and easements of record.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the
day and year first above written.

Signed, sealed and delivered in the presence of:

Marla B. Bedenbaugh
Witness Signature
Marla B. Bedenbaugh
Printed Name

Kevin L. Bedenbaugh SR.
Grantor Signature
Kevin L. Bedenbaugh SR.
Printed Name

Witness Signature

Printed Name

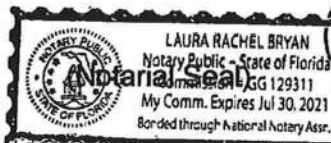
Grantor Signature

Printed Name

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STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 30 day of
June, 2021 by Kevin Bedenbaugh Sr.
who are (is) personally known to me or who have (has) produced
FL DL as identification and who did (did not) take an
oath.



Laura Bryan
Notary Public
Laura Bryan
Printed Name

My Commission Number: GG129311

My Commission Expires: Jul 30 2021

Exhibit A

SKETCH OF DESCRIPTION

THAT PORTION OF CERTAIN LANDS DESCRIBED IN ORB 1439, PAGE 80 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN THE NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 32; THENCE RUN SOUTH 06° 22' 23" WEST ALONG THE EAST LINE OF AFOREMENTIONED NE 1/4 OF SAID SECTION 32, A DISTANCE OF 1165.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 06° 22' 23" WEST ALONG SAID EAST LINE AND THE EAST LINE OF THE AFOREMENTIONED ORB 1439, PAGE 80, A DISTANCE 260.00 FEET TO THE SOUTH LINE OF SAID ORB 1439, PAGE 80; THENCE SOUTH 89° 29' 45" WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 32 AND ALONG THE SOUTH LINE OF SAID ORB 1439, PAGE 80, A DISTANCE 335.00 FEET; THENCE NORTH 06° 22' 23" EAST PARALLEL TO SAID EAST LINE, A DISTANCE OF 260.00 FEET; THENCE NORTH 89° 29' 45" EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 335.00 TO THE POINT OF BEGINNING;

CONTAINING 1.985 ACRES MORE OR LESS

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS

THAT PORTION OF CERTAIN LANDS DESCRIBED IN ORB 1439, PAGE 80 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, LYING IN THE NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 32; THENCE RUN SOUTH 06° 22' 23" WEST ALONG THE EAST LINE OF AFOREMENTIONED NE 1/4 OF SAID SECTION 32, A DISTANCE OF 40.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 06° 22' 23" WEST ALONG SAID EAST LINE AND THE EAST LINE OF THE AFOREMENTIONED ORB 1439, PAGE 80, A DISTANCE 1124.50 FEET; THENCE SOUTH 89° 29' 45" WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 32, A DISTANCE 30.22 FEET; THENCE NORTH 06° 22' 23" EAST PARALLEL TO THE SAID EAST LINE, A DISTANCE OF 1124.50 FEET TO THE NORTH LINE OF SAID ORB 1439, PAGE 80; THENCE RUN NORTH 89° 29' 45" EAST PARALLEL TO THE NORTH LINE OF SAID SECTION 32 AND ALONG THE NORTH LINE OF SAID ORB 1439, PAGE 80, A DISTANCE OF 30.22 TO THE POINT OF BEGINNING;

CONTAINING 0.769 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATION

I hereby certify that this sketch of description, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

AFFINE ENGINEERING AND SURVEYING, INC
(Certificate of Authorization Number LB 7828)

Victor O. Marrero
Professional Surveyor and Mapper
Certificate Number LS 6586

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



AFFINE ENGINEERING AND SURVEYING, INC

CIVIL ENGINEERS

SURVEYORS

10354 JEPSON STREET, ORLANDO, FLORIDA 32825

407-421-5534

CERTIFICATE OF AUTHORIZATION # LB 7828

DRAWN BY VM
DATE 6/25/21

CHECKED BY NB
DATE 6/26/21

SCALE
N/A

JOB #
21011

SHEET 1
OF 2

DRAWING #
21011-01