

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4460MS

Parcel Identification No 01-5S-16-03387-010

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made effective the 26th day of January, 2022 between Heather D. Brooks and Ryan L. Brooks, a Wife and Husband, and Terry L. Brooks and Linda K. Brooks, a Husband and Wife , whose post office address is 410 SW Sweetbriar Drive, Lake City, FL 32024, Grantor, to Heather D. Brooks and Ryan L. Brooks, a Wife and Husband, and Terry L. Brooks and Linda K. Brooks, a Husband and Wife, as Joint Tenants with Rights of Survivorship, whose post office address is 410 SW Sweetbriar Drive, Lake City, FL 32024, 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 2021 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:*

Melissa Stokes

WITNESS

PRINT NAME: Melissa Stokes

Anna Pasternak

WITNESS

PRINT NAME: ANNA PASTERNAK

Heather D. Brooks

Heather D. Brooks

Ryan L. Brooks

Ryan L. Brooks

Terry L. Brooks

Terry L. Brooks

Linda K. Brooks

Linda K. Brooks

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 26 day of January, 2022, Heather D Brooks, Ryan L Brooks, Terry L Brooks, and Linda K Brooks, who is/are personally known to me or has/have produced DL as identification.

Melissa Stokes

Signature of Notary Public



Exhibit "A"
Property Description

Parcel 1:

Commence at the Southeast corner of Section 36, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 00°14'34" E along the East line of said Section 36, 37.54 feet, thence S 89°20'07" W, 439.58 feet to the point of beginning; thence continue S 89°20'07" W, 218.42 feet, thence S 0°08'06" E, 400.02 feet, thence N 88°51'13" E, 218.44 feet, thence N 0°08'06" W, 398.19 feet to the point of beginning. Said lands being a part of the SE 1/4 of the SE 1/4 of Section 36 and the NE 1/4 of the NE 1/4 of Section 1, Township 5 South, Range 16 East.

Together with an easement for ingress and egress described as follows: Begin at the Southeast corner of lot 6, unit 4, Southwood acres, a subdivision according to the plat thereof recorded in plat Book 4, Page 7 of the public records of Columbia County, Florida, and run thence S 0°08'06" E, 45 feet, thence N 89°20'07" E, 94.55 feet, thence S 0°08'06" E, 219.61 feet, thence S 89°20'07" W, 96.02 feet to the Northeast corner of the above described land; thence S 0°08'06" East along the East line of said above described lands, 30.00 feet, thence N 89°20'07" E, 126.02 feet, thence N 0°08'06" W, 294.61 feet to the South line of said unit 4, Southwood Acres, thence S 89°20'27" W along said South line, 124.55 feet to the point of beginning.

Together with a 30 foot wide ingress and egress easement in the SE 1/4 of Section 36, Township 4 South, Range 16 East and the NE 1/4 of Section 1, Township 5 South, Range 16 east, all in Columbia County, Florida, and said easement lying 15 feet to the right and 15 feet to the left of the following described centerline.

Commence at a concrete monument, marking the SE corner of lot 6, "Southwood Acres, unit 4", a subdivision as per the plat thereof as recorded in plat book 4, page 7 of the public records of Columbia County, Florida; thence N 89°39'01" E, along the South line of said "Southwood Acres, unit 4", and being also the South line of the public portion of SW Sweetbriar Drive, as per said plat of "Southwood Acres, unit 4", a distance of 19.87 feet to the point of beginning of the herein described centerline; thence S 05°25'37" E. 19.72 feet; thence S 79°24'31" E. 64.06 feet to the point of curve of a curve concave Southwesterly and having a radius of 80.99 feet and a central angle of 54°14'42" and being subtended by a chord having a bearing of S 52°17'10" E and a chord length of 73.85 feet; thence Southeasterly along the arc of said curve an arc distance of 76.68 feet to the point of tangency of said curve; thence S 25°09'49" E. 71.83 feet to the point of curve of a curve concave Westerly and having a radius of 235.51 feet and a central angle of 58°50'58" and being subtended by a chord having a bearing of S 04°15'40" W and a chord length of 231.40 feet; thence Southerly along the arc of said curve, an arc distance of 241.89 feet to the point of tangency of said curve; thence S 33°41'09" W, 57.68 feet to the point of curve of a curve concave Southeasterly and having a radius of 135.65 feet and a central angle of 08°37'49" and being subtended by a chord having a bearing of S 29°22'15" W and a chord length of 20.41 feet; thence Southwesterly along the arc of said curve an arc distance of 20.43 feet to it's intersection

with a non-tangent line; thence s 53°36'20" W, along said line, 151 feet. more or less, to a point on the East line of lands described in official records Book 831, Page 2208 and 2209 of the official records of Columbia County, Florida, and the point of termination of said centerline.

The side lines of said easement are to be lengthened or shortened as necessary to create a continuous corridor for ingress and egress from the South line of the public portion of SW Sweetbriar Drive and the East line of the lands as recorded in official records Book 831, Page 2208 and 2209, of the official records of Columbia county, Florida.

Parcel 2:

Commence at the Southeast corner of Section 36, Township 4 South, Range 16 East Columbia County, Florida and run thence N 0 degrees 14'34" E along the East line of said section 36, 37.54 feet, thence S 89 degrees 20'07" W, 220.15 feet to the point of beginning, thence continue S 89 degrees 20'07"W, 219.43 feet, thence S 0 degrees 08'06"E, 398.19 feet, thence N 88 degrees 51'13" E, 219.46 feet, thence N 0 degrees 08'06" W, 396.34 feet to the point of beginning. Said lands being a part of the SE 1/4 of SE 1/4 Section 36 and the NE 1/4 of NE 1/4 of Section 1, Township 5 South, Range 16 East. The North 30 feet of said lands being subject to an easement for ingress and egress.

Together with an easement for ingress and egress described as follows: begin at the Southeast corner of lot 6, unit 4, Southwood Acres, a subdivision according to plat thereof recorded in plat Book 4, Page 7 of the public records of Columbia county Florida and run thence S 0 degrees 08'06" E, 45 feet; thence N 89 degrees 20'07" E, 94.55 feet, thence S 0 degrees 08'06" E, 219.61 feet to the North line of the above described lands thence N 89 degrees 20'07" E along said North line 30.00 feet, thence N 0 degrees 08'06" W. 264.61 feet to the South line of said unit 4, Southwood Acres, thence S 89 degrees 20'07" W along said South line, 124.55 feet to the point of beginning.

Together with and subject to the following easements for ingress and egress:

30 foot wide ingress and egress easement in the SE 1/4 of Section 36, Township 4 South, Range 16 East and the NE 1/4 of Section 1, Township 5 South, Range 16 East, all in Columbia County, Florida, and said easement lying 15 feet to the right and 15 feet to the left of the following described centerline:

Commence at a concrete monument, marking the SE corner of lot 6, "Southwood Acres, unit 4", a subdivision as per the plat thereof as recorded in plat Book 4, Page 7 of the public records of Columbia County Florida; thence N 89 degrees 39'01" E, along the South line of said "Southwood Acres; unit 4", and being also the South line of the public portion of SW Sweetbriar Drive as per said plat of "Southwood Acres, unit 4", a distance of 19.87 feet to the point of beginning of the herein described centerline;

Thence S 05 degrees 25'37" E, 19.72 feet; thence S 79 degrees 24'31" E, 64.06 feet to the point

of curve of a curve concave Southwesterly and having a radius of 80.99 feet and a central angle of 54 degrees 14'42" and being subtended by a chord having a bearing of S 52 degrees 17'10" E. and a chord length of 73.85 feet; thence Southeasterly along the arc of said curve an arc distance of 76.68 feet to the point of tangency of said curve; thence S 25 degrees 09'49"E, 71.83 feet to the point of curve of a curve concave Westerly and having a radius of 235.51 feet and a central angle of 38 degrees 19'06" and being subtended by a chord having a bearing of S 06 degrees 00'16"E and a chord length of 154.58 feet; thence Southerly along the arc of said curve, an arc distance of 157.50 feet to a point; thence S 55 degrees 00'00"E, 27.87 feet, more or less, to a point on the West line of lands described in official records Book 820, Pages 2465 and 2466 of the official records of Columbia County, Florida, and the point of termination of said centerline

The side lines of said easement are to be lengthened or shortened as necessary to create a continuous corridor for ingress and egress from the south line of the public portion of SW Sweetbriar Drive and the West line of the lands of Steven L. and Melissa M Kampeyer, as recorded in official records Book 820, Pages 2465 and 2466 of the official records of Columbia County, Florida.

And

30 foot wide ingress and egress easement in the SE 1/4 of Section 36, Township 4 South, Range 16 East and the NE of Section 1, Township 5 South, Range 16 East, all in Columbia County, Florida, and said easement lying 15 feet to the right and 15 feet to the left of the following described centerline:

Commence at a concrete monument, marking the SE corner of lot 6, "Southwood Acres, unit 4", a subdivision as per the plat thereof as recorded in plat Book 4, Page 7 of the public records of Columbia County Florida; thence N 89 degrees 39'01"E, along the South line of said "Southwood Acres unit 4", and being also the South line of the public portion of SW Sweetbriar Drive as per said plat of "Southwood Acres, unit 4", a distance of 19.87 feet to the point of beginning of the herein described centerline, thence S 05 degrees 25'37"E, 19.72 feet; thence S 79 degrees 24'31" "E, 64.06 feet to the point of curve of a curve concave Southwesterly and having a radius of 80.99 feet and a central angle of 54 degrees 14'42" and being subtended by a chord having a bearing of S 52 degrees 17'10" E and a chord length of 73.85 feet; thence Southeasterly along the arc of said curve an arc distance of 76.68 feet to the point of tangency of said curve; thence S 25 degrees 09'49"E., 71.83 feet to the point of curve of a curve concave Westerly and having a radius of 235.51 feet and a central angle of 58 degrees 50'58" and being subtended by a chord having a bearing of S 04 degrees 15'40"W and a chord length of 231.40 feet, thence Southerly along the arc of said curve, an arc distance of 241.89 feet to the point of tangency of said curve; thence S 33 degrees 41'09"W, 57.68 feet to the point of curve of a curve concave Southeasterly and having a radius of 135.65 feet and a central angle of 30 degrees 58'10" and being subtended by a chord having a bearing of S 18 degrees 12'94" W. and a chord length of 72.43 feet; thence Southwesterly along the arc of said curve an arc distance of 73.32 feet to a point of compound curve with a curve concave Easterly and having a radius of 364.23 feet and a central angle of 27 degrees 47'00" and being subtended by a chord having a bearing of

S 11 degrees 10'31" E and a chord length of 174.89 feet; thence Southerly along the arc of said curve an arc distance of 176.62 feet to a point on the North line of lands described in official records Book 1179, Page 2659 of the official records of Columbia County, Florida, and the point of termination of said centerline.

The side lines of said easement are to be lengthened or shortened as necessary to create a continuous corridor for ingress and egress from the South line of the public portion of SW Sweetbriar Drive and the North line of the lands recorded in official records Book 1179, Page 2659 of the official records of Columbia County, Florida.

AND

30 foot wide ingress and egress easement in the SE 1/4 of Section 36, Township 4 South, Range 16 East and the NE 1/4 of Section 1, Township 5 South, Range 16 East all in Columbia County, Florida, and said easement lying 15 feet to the right and 15 feet to the left of the following described centerline:

Commence at a concrete monument marking the SE corner of lot 6, "Southwood Acres, unit 4", a subdivision as per the plat thereof as recorded in plat Book 4, Page 7 of the public records of Columbia County, Florida; thence N 89 degrees 39'01" E, along the South line of said "Southwood Acres, unit 4", and being also the South line of the public portion of SW Sweetbriar Drive as per said plat of "Southwood Acres, unit 4", a distance of 19.87 feet to the point of beginning of the herein described centerline, thence S 05 degrees 25'37"E, 19.72 feet; thence S 79 degrees 24'31" E, 64.06 feet to the point of curve of a curve concave Southwesterly and having a radius of 80.99 feet and a central angle of 54 degrees 14'42" and being subtended by a chord having a bearing of S 52 degrees 17'10" E and a chord length of 73.85 feet; thence Southeasterly along the arc of said curve an arc distance of 76.68 feet to the point of tangency of said curve; thence S 25 degrees 09'49"E, 71.83 feet to the point of curve of a curve concave Westerly and having a radius of 235.51 feet and a central angle of 58 degrees 50'58" and being subtended by a chord having a bearing of S 04 degrees 15'40"W and a chord length of 231.40 feet; thence southerly along the arc of said curve, an arc distance of 241.89 feet to the point of tangency of said curve; thence S 33 degrees 41'09"W, 57.68 feet to the point of curve of a curve concave Southeasterly and having a radius of 135.65 feet and a central angle of 08 degrees 37'49" and being subtended by a chord having a bearing of S 29 degrees 22'15" W and a chord length of 20.41 feet; thence Southwesterly along the arc of said curve an arc distance of 20.43 feet to its intersection with a non-tangent line; thence S 53 degrees 36'20" W, along said line, 151 feet, more or less, to a point on the East line of lands described in official records Book 831, Page 2208 and 2209 of the official records of Columbia County, Florida, and the point of termination of said centerline.

The side lines of said easement are to be lengthened or shortened as necessary to create a continuous corridor for ingress and egress from the South line of the public portion of SW Sweetbriar Drive and the East line of the lands of Joshua M Cady as recorded in official records Book 831, Page 2208 and 2209 of the official records of Columbia County, Florida.