

Prepared by and return to:

Brent E. Baris, P.A.  
Brent Baris, Esq.  
18731 NW US Highway 441  
High Springs, FL 32643  
(386) 454-0688  
File Number: 21-450C

Parcel Identification No. 23-7S-16-04298-008

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 24th day of September, 2021 between The Hermitage, LLC, a Florida limited liability company whose post office address is 20638 NW 78th Ave, Alachua, FL 32615 of the County of Alachua, State of Florida, grantor\*, and Dylan Townsend and Jeanna Townsend, Husband and Wife whose post office address is 1310 NW 170th St, Newberry, FL 32669 of the County of Alachua, State of Florida, grantee\*,

**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:

### Parcel 3A

Part of the E ½ of the W ½ of the SE ¼ of the NW ¼ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of the SE ¼ of the NW ¼ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 89°07'39" W, along the North line of said SE ¼ of the NW ¼, a distance of 661.09 feet to the NE corner of the E ½ of the W ½ of said SE ¼ of the NW ¼ and the Point of Beginning; thence continue S 89°07'39" W, 331.02 feet to the NW corner of said E ½ of the W ½ of the SE ¼ of the NW ¼; thence S 00°45'34" E, along the West line of said E ½ of the W ½ of the SE ¼ of the NW ¼, a distance of 1256.66 feet; thence N 89°08'38" E, 330.95 feet to the East line of said E ½ of the W ½ of the SE ¼ of the NW ¼; thence N 00°45'22" W, along said East line, 1256.75 feet to the Point of Beginning.

Subject to an easement for ingress and egress over and across the South 27.00 feet of the East 60.00 feet of the above described lands, together with an easement for ingress and egress described as follows; Description: 60 foot easement for ingress and egress part of the SE ¼ of the NW ¼ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of the SE ¼ of the NW ¼ of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 00°46'12" E, along the East line of said SE ¼ of the NW ¼, a distance of 1259.94 feet to the Point of Beginning; thence continue S 00°46'12" E, 60.00 feet; thence S 89°08'38" W, 330.71 feet; thence N 00°45'48" W, 30.00 feet; thence N 89°08'38" E, 390.70 feet; thence N 00°45'22" W, 60.00 feet; thence N 89°08'38" E, 390.69 feet; thence S 00°45'48" E, 30.00 feet; thence N 89°08'38" E, 330.70 feet to the Point of Beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**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:

Christina Stainfield  
Witness  
Printed Name: Christina L. Stainfield  
Emily Brennan  
Witness  
Printed Name: Emily Brennan

The Hermitage, LLC, a Florida limited liability company

By: Mark P. Sullivan  
Mark P. Sullivan, Manager

Christina L. Stainfield  
Witness  
Printed Name: Christina L. Stainfield  
Emily Brennan  
Witness  
Printed Name: Emily Brennan

The Hermitage, LLC, a Florida limited liability company

By: Nancy J. Sullivan  
Nancy J. Sullivan, Manager

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of September, 2021 by Mark P. Sullivan, Manager and Nancy J. Sullivan, Managers of The Hermitage, LLC, a Florida limited liability company. Mark P. Sullivan, Manager and Nancy J. Sullivan ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]

Christina Stainfield  
Notary Public  
Print Name: Christina L. Stainfield

My Commission Expires: 2/27/24

