

Prepared by:

Ashlie Luckey, Esq.
Florida Legal Title, LLC
4045 NW 43rd Street, Suite B
Gainesville, Florida 32606

File Number: 592121FIELDS

General Warranty Deed

Made this February 16, 2021 A.D. by **Garret Fields and Sorrell Fields, husband and wife**, whose address is: 960 NE 130th Place, Branford, Florida 32008, hereinafter called the grantor, to **Jeanette Elaine Murray and Jeffrey Charles Goren, wife and husband**, whose address is: 4380 3rd Street, Grant, Florida 32949, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE SOUTH 01°48,57" EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 2657.67 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF SOUTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 88°21'55n WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 656.55 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 01°56'05" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 1327.47 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 88°14'47" WEST ALONG THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 112.71 FEET; THENCE NORTH 01°49'42" WEST FOR 361.13 FEET; THENCE NORTH 88°10'8" EAST FOR 382.74 FEET; THENCE NORTH 01°49'42n WEST FOR 966.33 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 88°06,57" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17 FOR 387.24 FEET TO SAID POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER THE FOLLOWING DESCRIBED PROPERTY. AN EASEMENT FOR ROADWAY PURPOSES OVER:

THE NORTH 60 FEET AND THE EAST 20 FEET OF THE NORTHWEST ONE QUARTER (NW (1/4)) OF THE

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SOUTHEAST ONE QUARTER (SE (1/4));

THE NORTH 40 FEET OF THE EAST 20 FEET OF THE EAST ONE HALF (E (1/2)) OF THE SOUTHWEST ONE QUARTER (SW (1/4)) OF THE SOUTHEAST ONE QUARTER (SE (1/4));

AND A RECREATIONAL EASEMENT TO BE MAINTAINED ONLY FOR NONMOTORIZED VEHICULAR, PEDESTRIAN AND HORSEBACK RIDING PURPOSES OVER: THE EAST 10 FEET AND THE SOUTH 20 FEET OF THE EAST ONE HALF (E (1/2)) OF THE SOUTHWEST ONE QUARTER (SW (1/4)) OF THE SOUTHEAST ONE QUARTER (SE (1/4));

TOGETHER WITH INGRESS AND EGRESS EASEMENT (OFFICIAL RECORDS BOOK 1243 PAGE 55) THE WEST 35 FEET OF FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF BEGINNING, THENCE RUN ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4); SOUTH 89°12'34" EAST, 876.34 FEET; THENCE RUN NORTH 00°47'44" EAST, 663.92 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 17; THENCE RUN ALONG SAID NORTH LINE, NORTH 89°11'58" WEST, 876.80 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4); THENCE RUN ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°45'19" WEST, 663.05 FEET TO THE POINT OF BEGINNING. RECORDED MARCH 25, 2008, UNDER INSTRUMENT #200812005828, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FL.

Parcel ID Number: 17-7S-17-10010-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2020.

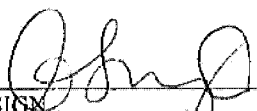
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS-SIGN
Witness Printed Name Ashlie Luckey

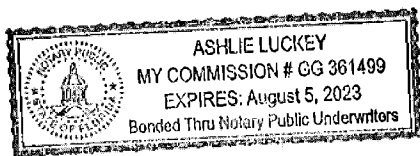

WITNESS-SIGN
Witness Printed Name Bridgette Lola

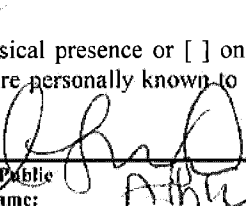

Garret Fields (Seal)


Sorrell Fields (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of February, 2021, by Garret Fields and Sorrell Fields, husband and wife, who are personally known to me or who have produced driver's licenses as identification.




Notary Public
Print Name: Ashlie Luckey
My Commission Expires: _____