

Prepared by and return to:

Boukari Law, P.A.
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Alachua, FL 32615
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File Number: 2025-75
Will Call No.:

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Warranty Deed

This **Warranty Deed** made this 18th day of April 2025 between **George P. Banks and Mary J. Banks** whose post office address is 6110 SONNY LANE, CRESTVIEW, FL 32539, grantor, and **David Clyde Lower and Melissa Pierce Lower** as husband and wife, whose post office address is 941 SW WAFFLE GLN, FT 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, situated, lying and being in **Columbia County, Florida** to-wit:

A TRACT OF LAND SITUATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF REFERENCE AND RUN S. 88° 00' 29" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1954.94 FEET TO A STEEL ROD & CAP; THENCE RUN N. 03° 46' 00" W., A DISTANCE OF 839.04 FEET TO A STEEL ROD & CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE N. 03° 46' 00" W., A DISTANCE OF 535.00 FEET TO A STEEL ROD & CAP; THENCE RUN N. 88° 00' 29" E., A DISTANCE OF 1014.50 FEET TO A STEEL ROD & CAP; THENCE RUN S. 01° 45' 55" E., A DISTANCE OF 53.98 FEET TO A STEEL ROD & CAP; THENCE RUN S. 05° 18' 58" E., A DISTANCE OF 186.39 FEET TO A STEEL ROD & CAP; THENCE RUN S. 14° 21' 42" E., A DISTANCE OF 301.69 FEET TO A STEEL ROD & CAP; THENCE RUN S. 88° 00' 29" W., A DISTANCE OF 1073.15 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 40-FOOT-WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT DESCRIPTION

COMMENCE AT THE AFOREMENTIONED SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF REFERENCE AND RUN S. 88° 00' 29" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF

840.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S. 88° 00' 29" W., ALONG SAID SOUTH LINE, A DISTANCE OF 1800.99 FEET TO A CONCRETE MONUMENT (LS #3784) AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN N. 01° 30' 02" W., ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT (LS #3784); THENCE RUN S. 88° 00' 29" W., ALONG THE NORTH LINE OF THE SOUTH 210.00 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1233.49 FEET TO A CONCRETE MONUMENT (LS #3784) AT THE INTERSECTION OF SAID NORTH LINE WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 (A.K.A. U.S. HIGHWAY NO. 27) (120 FOOT RIGHT OF WAY); THENCE RUN N. 45° 01' 45" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 54.73 FEET TO A STEEL ROD & CAP (LB #2903); THENCE RUN N. 88° 00' 29" E., A DISTANCE OF 1311.16 FEET TO A STEEL ROD & CAP (LB #2903); THENCE RUN S. 01° 30' 02" E., A DISTANCE OF 210.00 FEET TO A STEEL ROD & CAP (LB #2903); THENCE RUN N. 88° 00' 29" E., A DISTANCE OF 1719.10 FEET TO A STEEL ROD & CAP (LB #2903); THENCE RUN N. 04° 09' 50" W., A DISTANCE OF 367.08 FEET; THENCE RUN N. 04° 02' 10" W., A DISTANCE OF 340.81 FEET; THENCE RUN N. 14° 21' 42" W., A DISTANCE OF 392.27 FEET; THENCE RUN N. 05° 18' 58" W., A DISTANCE OF 188.59 FEET; THENCE RUN N. 01° 45' 55" W., A DISTANCE OF 74.60 FEET; THENCE RUN N. 88° 14' 05" E., A DISTANCE OF 40.00 FEET; THENCE RUN S. 01° 45' 55" E., A DISTANCE OF 73.36 FEET; THENCE RUN S. 05° 18' 58" E., A DISTANCE OF 184.19 FEET; THENCE RUN S. 14° 21' 42" E., A DISTANCE OF 392.73 FEET; THENCE RUN S. 04° 02' 10" E., A DISTANCE OF 344.37 FEET; THENCE RUN S. 04° 09' 50" E., A DISTANCE OF 408.59 FEET TO THE TRUE POINT OF BEGINNING.

ALSO

A TRACT OF LAND SITUATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF REFERENCE AND RUN S. 88° 00' 29" W., ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 1954.94 FEET TO A STEEL ROD & CAP; THENCE RUN N. 03° 46' 00" W., A DISTANCE OF 1374.04 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE RUN N. 88° 00' 29" E., A DISTANCE OF 1014.50 FEET TO A STEEL ROD AND CAP; THENCE RUN N. 82° 24' 45" W., A DISTANCE OF 318.25 FEET; THENCE RUN S. 88° 00' 29" W., A DISTANCE OF 702.33 FEET TO A POINT WHICH IS LOCATED N. 03° 46' 00" W., A DISTANCE OF 52.99 FEET FROM THE TRUE POINT OF BEGINNING; THENCE RUN S. 03° 46' 00" E., A DISTANCE OF 52.99 FEET TO THE TRUE POINT OF BEGINNING.

Parcel Number: 18-7S-17-10020-011

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 **12/31/2024**.

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
H. Bryan Boukari
14804 Main Street, Alachua 32615


George P. Banks


Witness
Raymond Lee Wise
14804 Main Street, Alachua 32615


Mary J. Banks

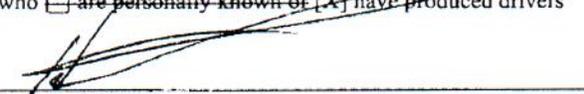
State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of April 2025 by George P. Banks and Mary J. Banks who are personally known or have produced drivers' licenses as identification.

[Seal]



HABIB BRYAN BOUKARI
Commission # HH 391775
Expires May 26, 2027


Notary Public
Print Name: Habib Bryan Boukari
My Commission Expires: May 26, 2027