

Prepared by and return to:

Dana E. Hill, Esquire
Hill Law & Title, PLLC
230 Court Street SE
Live Oak, FL 32064
386-362-1900
File Number: 22-694

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Warranty Deed

This Warranty Deed made this 9th day of January, 2023 between James Martin Poole and Maria Isabel Poole, husband and wife, whose post office address is 3149 Curving Oaks Way, Orlando, FL 32820, grantor, and Cecil Dunaway and Toni Dunaway, husband and wife, whose post office address is 9230 52nd Avenue E, Palmetto, FL 34221, 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 Sixty-Five Thousand and 00/100 Dollars (\$65,000.00) 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 **Hamilton County, Florida** to-wit:

Part of the E 1/2 of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

FOR POINT OF BEGINNING, commence at the Southeast corner of Section 11 and run North 89°49'00" West, along the South line of said Section 11, a distance of 843.40 feet to a point on the centerline of Northwest Null Road, an existing County graded road; thence run along said centerline the following courses and distances: North 00°16'50" East, 9.43 feet; North 06°28'52" East, 36.40 feet; North 11°28'42" East, 38.82 feet; North 14°13'07" East, 105.53 feet; North 09°47'07" East, 170.85 feet; North 06°22'31" East, 53.84 feet; North 07°56'54" East, 39.41 feet; North 12°31'14" East, 66.71 feet; North 32°08'25" East, 49.19 feet; North 57°58'41" East, 125.74 feet; North 53°32'52" East, 94.86 feet; North 57°58'08" East, 40.83 feet to the Southwest corner of Lot 12 of J. R. Tison subdivision, an unrecorded subdivision situate in the E 1/2 of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, according to the map or plat thereof recorded in Official Record Book 85, Page 237, Public Records of Columbia County, Florida, and the terminus of said courses; thence run along the South line of said J. R. Tison subdivision the following courses and distances: South 73°18'11" East, 80.15 feet to the Southeast corner of said Lot 12 of said J. R. Tison subdivision; South 19°33'56" East, 403.58 feet; South 48°22'44" East, 240.62 feet to the Southeast corner of Lot 20 of said J. R. Tison subdivision; South 85°32'21" East, 116.19 feet to the Southeast corner of Lot 21 of said J. R. Tison subdivision, lying on the East line of said Section 11, and the terminus of said courses; thence run South 00°17'50" West, along said East line, a distance of 128.84 feet to the **POINT OF BEGINNING**.

AND

Lot 21 of J.R. TISON SUBDIVISION, an unrecorded subdivision situate in the E 1/2 of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, according to the map or plat thereof recorded in Official Record Book 85, Page 237, Public Records of Columbia County, Florida.

TOGETHER WITH a 30.00 foot wide non-exclusive easement for ingress and egress lying South and Southwest of the following described line: **FOR POINT OF REFERENCE**, commence at the Southeast corner of Section 11, Township 2 South, Range 15 East, Columbia County, Florida, and run South 89°25' West a distance of 115.3 feet to the **POINT OF BEGINNING** of said line; thence run North 48°37' West a distance of 230.82 feet; thence run North 19°47' West a distance of 404.00 feet to the Southeast corner of Lot 12 of J. R. Tison subdivision, an unrecorded subdivision situate in the E ½ of Government Lot 6 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, according to the map or plat thereof recorded in Official Record Book 85, Page 237, public records of Columbia County, Florida; thence run North 79°32' West a distance of 270.00 feet to the Southeast corner of Lot 9 of said J. R. Tison subdivision; thence run South 87°14' West a distance of 631.00 feet, more or less, to the Southwest corner of Lot 1 of said J. R. Tison subdivision and the **POINT OF TERMINATION** of said line; said line being the South and Southwest line of Lots 1 through 20 of said J. R. Tison subdivision.

ALSO, TOGETHER WITH a 30.00 foot wide non-exclusive easement for ingress and egress lying North of the following described line: **FOR POINT OF REFERENCE**, commence at the Southeast corner of said Section 11, and run South 89°25' West a distance of 115.3 feet to the **POINT OF BEGINNING** of said line; thence continue South 89°25' West a distance of 910.00 feet, more or less to the centerline of County road connecting said J. R. Tison subdivision with State Road 136; said easement having been granted to the owners of Lots 1 through 21 of said J. R. Tison subdivision by easement from J.R. Tison and Nadine Tison filed for record on January 6, 1978, in Official Record Book 393, Pages 618-619, Public Records of Columbia County, Florida.

Parcel Identification Number: R 00010-002 & R 00018-021

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any.

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 **December 31, 2022**.

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:

Robin Leigh
Witness Signature

Robin Leigh
Witness Printed Name

[Signature]
Witness Signature

Justin Leigh
Witness Printed Name

James Martin Poole
James Martin Poole

Maria Isabel Poole
Maria Isabel Poole

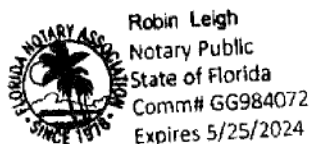
State of Florida

County of Orange

The foregoing instrument was sworn to, subscribed, and acknowledged before me by means of physical presence, this
9th day of January, 2023 by James Martin Poole and Maria Isabel Poole, who,

☐ are personally known to me, or
☒ have produced FL License as identification
[check applicable box]

[Notary Seal]



Robin Leigh
Notary Public

Printed Name: Robin Leigh

My Commission Expires: 5/25/2024