

BSG:lss
4429.01-21-044
05/07/2021

This instrument prepared by
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Darby Peele & Green, PLLC
Attorney at Law
1241 S Marion Avenue
Lake City, Florida 32025

REC.	27.00
DOC.	501.90
INT.	0
INDEX	0
CONSIDERATION	11,672.00

Inst: 202112009561 Date: 05/13/2021 Time: 4:26PM
Page 1 of 3 B: 1437 P: 1414, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 501.90

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 10th day of May, 2021, by
ANDERSON COLUMBIA CO., INC., a Florida corporation, whose mailing address is Post
Office Box 1829, Lake City, Florida 32056-1829, hereinafter called the Grantor, to DANIEL
E. EASTMAN and KRISTIN A. EASTMAN, husband and wife, whose mailing address is
4836 19th Street N, St. Petersburg, Florida 33714, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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:

TRACT F

A parcel of land lying in Section 21, Township 1 South, Range 17 East,
Columbia County, Florida, explicitly described as follows:

Commence at the Northwest corner of said Section 21; thence on the North
boundary thereof S 89°51'12" E, a distance of 1321.66 feet to the NW corner of the
NE 1/4 of the NW 1/4 said Section 21 and the POINT OF BEGINNING; thence
continue on said North boundary S 89°51'12" E, a distance of 1321.66 feet to the
West maintained right-of-way line of NE Omar Terrace and a point on a curve
concave Southwesterly having a radius of 1694.92 feet and a central angle of

24°59'40"; thence on said right-of-way line and on the arc of said curve a distance of 739.39 feet, said arc subtended by a chord which bears S 11°17'46" E a distance of 733.54 feet; thence continue on said right-of-way line S 02°40'16" W, a distance of 606.03 feet to a point on the South boundary of the NE 1/4 of said Section 21; thence on the South boundary thereof, N 89°47'42" W, a distance of 142.64 feet to the Southeast corner of the NE 1/4 of the NW 1/4 of said Section 21; thence on the South boundary thereof, N 89°52'56" W, a distance of 242.70 feet to a point on a curve concave Southwesterly having a radius of 716.47 feet and a central angle of 42°07'17"; thence on the arc of said curve a distance of 526.72 feet, said arc subtended by a chord which bears N 53°00'33" W a distance of 514.94 feet to the East boundary of the West 1/2 of the NE 1/4 of the NW 1/4 of said Section 21; thence on said East boundary S 01°08'54" W, a distance of 309.04 feet to the South boundary of the NE 1/4 of the NE 1/4 of said Section 21; thence on said South boundary N 89°52'56" W, a distance of 660.19 feet to the SW corner of the NE 1/4 of the NW 1/4 of said Section 21; thence on the West boundary thereof N 01°07'13" E, a distance of 1325.12 feet to the POINT OF BEGINNING.

Containing 42.16 acres, more or less.

Parcel Number: 21-1S-17-04560-000 and 04554-003 (a portion of each)

SUBJECT TO: All ad valorem taxes and assessments accruing subsequent to December 31, 2020, zoning ordinances and land-use regulations imposed by governmental authority as may be amended; and all covenants, easements, restrictions, contracts, and mineral interests of record related to the real property, but reference herein shall not be deemed to re-impose same.

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:

ANDERSON COLUMBIA CO., INC.

[Signature]
Witness
Zeb Cheshire
(Print/type name)

By: M. Doug Anderson
M. DOUGLAS ANDERSON
Vice President

[Signature]
Witness
Brian P Schreiner
(Print/type name)

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 10th day of May, 2021, by M. DOUGLAS
ANDERSON, Vice President of ANDERSON COLUMBIA CO., INC., a Florida corporation,
for and on behalf of said Corporation, who is personally known to me or produced
_____ as identification.

Janice E. Kerce
Notary Public, State of Florida

(NOTARIAL
SEAL)

Janice E. Kerce
(print/type name)

My commission expires:



JANICE E. KERCE
Commission # GG 932938
Expires December 10, 2023
Bonded Title Budget Notary Services