

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: **24-298A**

Parcel Identification No. **36-5S-15-00486-001**

_____[Space Above This Line For Recording Data]_____

Warranty Deed

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

This Indenture made this 17th day of **January, 2025** between **Kimberly Marnel Evans Tomlinson, a single woman and Kimberly M.E. Tomlinson as successor Trustee of the Nelson E. Evans Living Trust of October 12, 2005** whose post office address is **4610 NE State Road 47, High Springs, FL 32643** of the County of **Columbia, State of Florida**, grantor*, and **Timothy R. Tillman and Sandra E. Tillman, Husband and Wife** whose post office address is **10600 NW 43rd Ct., Coral Springs, FL 33065** of the County of **Broward, 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:

See Attached Exhibit A Legal Description

Subject to taxes for 2025 and subsequent years.

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.

----- **Remainder Intentionally Left Blank** -----

Signed, sealed and delivered in our presence:

Witness

Printed Name: Andrea Gumminger
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Witness

Printed Name: Natalie Lloyd
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Kimberly Marnel Evans Tomlinson
Kimberly M.E. Tomlinson, Individually and as Successor
Trustee of the Nelson E. Evans Living Trust of October 12,
2005

Witness

Printed Name: Andrea Gumminger
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Witness

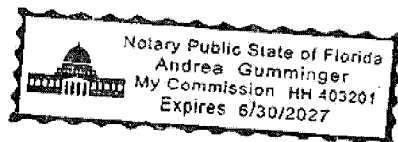
Printed Name: Natalie Lloyd
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

Kimberly Marnel Evans Tomlinson
Kimberly Marnel Evans Tomlinson

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd
day of January, 2025 by Kimberly Marnel Evans Tomlinson AKA Kimberly M.E. Tomlinson who ☐ is personally known or
☒ has produced a driver's license as identification.

[Seal]



Notary Public

Print Name: Andrea Gumminger
My Commission Expires: 06/30/2027

Exhibit A

Begin at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 36, Township 5 South, Range 15 East, Columbia County, Florida, and run N. 88°07'40" E. along the North line of the NE 1/4 of the SE 1/4, a distance of 882.27 feet; thence S. 21°41'23" W., 950.62 feet; thence S. 29°18'29" W., 512.55 feet to the South line of the NE 1/4 of the SE 1/4; thence S. 88°29'58" W. along said South line of the NE 1/4 of the SE 1/4, a distance of 235.68 feet to the Southwest corner of said NE 1/4 of the SE 1/4; thence N. 1°55'11" W. along the West line of said NE 1/4 of the SE 1/4 a distance of 1308.28 feet to the Point of Beginning,

LESS AND EXCEPT:

A part of the NE 1/4 of the SE 1/4 of Section 36, Township 5 South, Range 15 East, Columbia County, Florida, more particularly described as follows: Begin at the Southwest corner of said NE 1/4 of the SE 1/4 and run N. 1°55'11" W. along the West line thereof, 549.73 feet; thence N. 88°29'58" E., parallel with the South line of said NE 1/4 of the SE 1/4, 549.15 feet to the Westerly right-of-way line of a county graded road; thence S. 21°41'56" W., along said road right-of-way, 119.13 feet; thence S. 29°18'29" W. along said right-of-way, 512.55 feet to the South line of said NE 1/4 of the SE 1/4; thence S. 88°29'58" W., 235.68 feet to the Point of Beginning,

ALSO LESS AND EXCEPT:

Commence at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 36, Township 5 South, Range 15 East, Columbia County, Florida, and run N. 88°08'52" E. along the North line of the NE 1/4 of the SE 1/4, a distance of 530.76 feet to the Point of Beginning; thence continue N. 88°08'52" E. along said North line, 323.04 feet to the West right-of-way line of Old Ichetucknee Road; thence S. 22°12'04" W. along said right-of-way, 174.92 feet; thence S. 88°11'36" W., 281.65 feet; thence N. 08°47'36" E., 161.88 feet to the Point of Beginning.

ALSO LESS AND EXCEPT that parcel of land deeded to Columbia County, Florida, as described in O.R. Book 474, Page 328, Public Records of Columbia County, Florida.

Together with a 1992 MAYF Doublewide Mobile Home containing VIN # 54630405EA and VIN # 54630405EB.