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Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

This Instrument Prepared
under the supervision of:

Jennifer Booth
Florida Title & Guarantee Agency
14050 NW 14th Street, Suite 110
Sunrise, FL 33323

Property Appraisers Parcel Identification (Folio) No.:
R03943-004 and R03949-000

Our File No.: 83-22-0312

WARRANTY DEED

This Warranty Deed made this 6th day of May, 2022 by Steven Gauthier, a single man, whose mailing address is 2715 Vareo Court, Cape Coral, FL 33991, hereinafter called the grantor(s), to Catherine Honnold, an unmarried woman and Dana Michelle Beach, an unmarried woman, as joint tenants with right of survivorship, whose post office address is 12447 Antler Hill Dr N, Jacksonville, FL 32224, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) 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, State of Florida, viz:

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 29 MIN. 58 SEC. EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 1098.76 FEET; THENCE NORTH 00 DEG. 12 MIN. 29 SEC. WEST, 681.69 FEET; THENCE SOUTH 89 DEG. 29 MIN. 58 SEC. WEST, 675.71 FEET; THENCE CONTINUE SOUTH 89 DEG. 47 MIN. 31 SEC. WEST, 423.00 FEET TO THE WEST LINE OF SAID SECTION 26 AND THE POINT OF BEGINNING; THENCE LEAVING SECTION 26, RUN SOUTH 89 DEG. 47 MIN. 31 SEC. WEST, 177.00 FEET; THENCE SOUTH 00 DEG. 12 MIN. 29 SEC. EAST, 684.60 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 27; THENCE NORTH 89 DEG. 32 MIN. 58 SEC. EAST, ALONG SAID SOUTH LINE, 177 FEET; THENCE NORTH 00 DEG. 12 MIN. 29 SEC. EAST TO THE POINT OF BEGINNING.

SAID LAND BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 27, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE WEST 30 FEET OF THE EAST 207 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 16 EAST, LYING SOUTH OF THE RIGHT OF WAY OF COUNTY ROAD NO. 238.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE NORTH 30 FEET.

PARCEL 2:

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 29 MIN. 58 SEC. EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 1098.76 FEET; THENCE NORTH 00 DEG. 12 MIN. 29 SEC. WEST, 681.69 FEET; THENCE SOUTH 89 DEG. 29 MIN. 58 SEC. WEST, 675.71 FEET; THENCE CONTINUE SOUTH 89 DEG. 47 MIN. 31 SEC. WEST, 423.00 FEET TO THE WEST LINE OF SAID SECTION 26; THENCE SOUTH 684 FEET, M.O.L. TO THE POINT OF BEGINNING.

SAID LAND BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 26, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE NORTH 30 FEET.

Neither the grantor(s) named herein, nor the spouse(s) thereof nor anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2022 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

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:


First Witness Signature

Joshua Genereux
Printed Signature


Second Witness Signature

Steven Gauthier
Printed Signature


Steven Gauthier

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of May, 2022 by Steven Gauthier, who has produced FL D. License as Identification or is personally known to me to be the persons therein.


Notary Public, State of Florida

My commission expires:
Seal

