

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7707CC

Parcel Identification No 11-2S-16-01593-006

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 1 day of April, 2024 between **Harold L. Barry and Betty D. Barry, husband and wife**, whose post office address is **323 NW Mansfield Drive, White Springs, FL 32096**, of the County of Columbia, State of Florida, Grantors, to **Clint Carter Halvorsrod and Tonya Diane Halvorsrod, husband and wife**, whose post office address is **323 NW Mansfield Drive, White Springs, FL 32096**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

See Exhibit A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

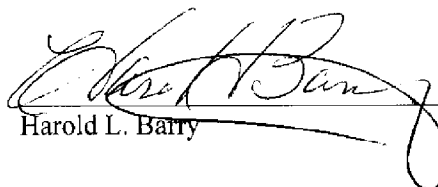
TO HAVE AND TO HOLD the same in fee simple forever.


And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

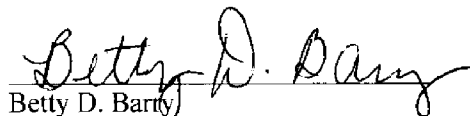
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


Witness: Robert Stewart
Address: 426 SW Campbell #141
Lake City FL 32025



Harold L. Barry

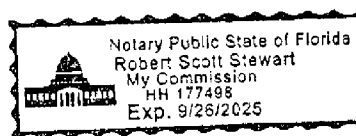

Witness: Laura Nettles
Address: 4255 SW Cambridge Glen
Lake City FL 32024


Betty D. Barry

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online
notarization this 1 day of April, 2024, by Harold L. Barry and Betty D. Barry.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification FL D/K
Produced: _____

Exhibit A

PARCEL 1:

A part of Section 11, Township 2 South, Range 16 East being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of said Section 11 and run North 89 degrees 18 minutes 29 seconds East, along the South line thereof, 1383.96 feet to the East right of way line of a 60 foot County Maintained Roadway known as Morrell Road; thence North 02 degrees 00 minutes 59 seconds West, along said East right of way line 1195.93 feet; thence continue along said East right of way line North 12 degrees 05 minutes 42 seconds West, 201.36 feet; thence North 84 degrees 19 minutes 03 seconds East, along the North line of a 60 foot Easement, 1130.06 feet for a Point of Beginning; thence North 19 degrees 42 minutes 14 seconds West, 504.56 feet; thence North 00 degrees 42 minutes 00 seconds East, 1863.59 feet; thence North 83 degrees 05 minutes 50 seconds East, 553.79 feet; thence South 00 degrees 42 minutes 00 seconds West, 1472.62 feet; thence North 89 degrees 18 minutes West, 518.92 feet; thence South 0 degrees 42 minutes West, 458.85 feet; thence South 19 degrees 42 minutes 14 seconds East, 506.66 feet; thence South 84 degrees 19 minutes 03 seconds West, 30.92 feet to the Point of Beginning, Columbia County, Florida.

A perpetual non-exclusive ingress egress easement over and across the following described land: Commence at the Southwest corner of the Southwest 1/4 of said Section 11 and run thence North 89 degrees 18 minutes 29 seconds East along the South boundary of said Section 11 a distance of 1383.96 feet to the East right of way line of a 60 foot County Maintained Road known as Morrell Road; thence North 2 degrees 00 minutes 59 seconds West along said East right of way line 1195.93 feet; thence continue along said East right of way line North 12 degrees 05 minutes 42 seconds West a distance of 140.98 feet to the Point of Beginning of said easement; thence continue North 12 degrees 05 minutes 42 seconds West along said East right of way 60.38 feet; thence North 84 degrees 19 minutes 03 seconds East 1505.40 feet; thence South 00 degrees 42 minutes 00 seconds West 60.37 feet; thence South 84 degrees 19 minutes 03 seconds West 1491.95 feet to the Point of Beginning.

PARCEL 2:

A part of Section 11, Township 2 South, Range 16 East being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of said Section 11 and run North 89 degrees 18 minutes 29 seconds East, along the South line thereof, 1383.96 feet to the East right of way line of a 60 foot County Maintained Roadway known as Morrell Road; thence North 02 degrees 00 minutes 59 seconds West, along said East right of way line 1195.93 feet; thence continue along said East right of way line North 12 degrees 05 minutes 42 seconds West, 201.36 feet; thence North 84 degrees 19 minutes 03 seconds East, along the North line of a 60 foot Easement, 1160.98 feet for a Point of Beginning; thence North 19 degrees 42 minutes 14 seconds West, 506.66 feet; thence North 00 degrees 42 minutes 00 seconds East, 458.85 feet; thence South 89 degrees 18 minutes East, 518.92 feet along the South boundary of lands described in Warranty Deed Recorded in Official Records Book 767, Pages 1022 and 1023; thence South 00 degrees 42 minutes 00 seconds West, 895.43 feet; thence South 84 degrees 19 minutes 03 seconds West, 334.42 feet to the Point of Beginning, Columbia County, Florida, and subject to Power Line Easement.

LESS AND EXCEPT the following described Parcel:

A part of Section 11, Township 2 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of said Section 11 and run North 89 degrees 18 minutes 29 seconds East, along the South line thereof, 1383.96 feet to the East right of way line of a 60 foot County Maintained Roadway known as Morrell Road; thence North 02 degrees 00 minutes 59 seconds West, along said East right of way line, 1195.93 feet; thence continue along said East right of way line, North 12 degrees 05 minutes 42 seconds West, 201.36 feet; thence North 84 degrees 19 minutes 03 seconds East, along the North line of a 60 foot Easement, 1160.98 feet for a Point of Beginning; thence North 19 degrees 42 minutes 14 seconds West, 456.96 feet; thence South 89 degrees 18 minutes 00 seconds East, 501.59 feet; thence South 00 degrees 42 minutes 00 seconds West, 390.00 feet; thence South 84 degrees 19 minutes 03 seconds West, 334.42 feet to the Point of Beginning.