

Prepared by and return to:

Brent E. Baris

For the Firm

Brent E. Baris, P.A.

18731 NW US Highway 441

High Springs, FL 32643

386-454-0688

File Number: 20-489C

Parcel Identification No. 26-7S-16-04328-003

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Warranty Deed

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

This Indenture made this 30th day of October, 2020 between **Gary D. Hunter and Kelly C. Hunter, husband and wife** whose post office address is **6171 NW 85th Place, Chiefland, FL 32626** of the County of Levy, State of Florida, grantor*, and **Robert Mitchell Clemons and Amanda Clemons, husband and wife** whose post office address is **642 SW Worry Free Glen, Fort White, FL 32038** of the County of Columbia, 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:

Part of the North 1/2 of the NW 1/4 of Section 26, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at a concrete monument, LS 4708, marking the SW corner of the North 1/2 of the NW 1/4 of Section 26, Township 7 South, Range 16 East, Columbia County, Florida, and thence N.89 degrees 14'22"E., along the South line of said NW 1/4, a distance of 528.00 feet to a 5/8" iron rod, LS 4708, marking the SW corner of lands described in Official Records Book (ORB) 605, Page 302, of the Official Records of Columbia County, Florida; thence continue N.89 degrees 14'22"E., still along said South line, 528.00 feet to a 5/8" iron rod, LS 4708, marking the SE corner of said lands described in O.R. Book 605, Page 302; thence continue N.89 degrees 14'22"E., still along said South line, 138.61 feet to a 5/8" iron rod, LS 4708, marking the SE corner of lands described in O.R. Book 1192, Page 1881, of said Official Records, and the Point of Beginning of the herein described lands; thence continue N.89 degrees 14'22"E., 131.80 feet to a concrete monument, LS 4708, marking the SW corner of the NE 1/4 of the NW 1/4 of said Section 26, thence continue N.89 degrees 14'22"E., 528.70 feet to a 5/8" iron rod, LS 4708; thence N.00 degrees 34'00"W., 660 feet to a 5/8" iron rod, LS 4708; thence S.89 degrees 14'22"W., 660.00 feet to a 5/8" iron rod, LS 4708, marking the NE corner of said lands described in O.R. Book 1192, Page 1881; thence S.00 degrees 34'00"E., 660.00 feet to the Point of Beginning.

Access to this parcel is currently by SW Worry Free Glen, a 25 foot wide private road easement as recorded in O.R. Book 845, Page 2359, Public Records of Columbia County, Florida.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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.

Signed, sealed and delivered in our presence:

Summer L. McLaughlin
Witness Name: Summer L. McLaughlin

G. D. Hunter (Seal)
Gary D. Hunter

Helen Mincey
Witness Name: Helen Mincey

Summer L. McLaughlin
Witness Name: Summer L. McLaughlin

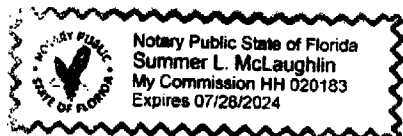
Kelly C. Hunter (Seal)
Kelly C. Hunter

Helen Mincey
Witness Name: Helen Mincey

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of October, 2020 by Gary D. Hunter and Kelly C. Hunter, who ☐ are personally known or ☒ have produced drivers' licenses as identification. *FL DL*

[Notary Seal]



Summer L. McLaughlin
Notary Public

Printed Name: Summer L. McLaughlin

My Commission Expires: 7/28/2024