

Recording	\$ 35.50
Doc Stamps	\$ 321.40
Intangible Tax	\$ —
Total	\$ 3,256.90

Consideration: \$460,150.00

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard, Bldg B.

Gainesville, FL 32605

352-376-8201

File Number: 22-0379.7 SOq

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Warranty Deed

This Warranty Deed made on 29th day of April, 2022 between Judith A. Maxwell, a single person whose post office address is 1749 Huntsman Drive, Aiken, SC 29803, grantor, and Gregory L. Foreman and Candace Elkins Foreman, Co-Trustees of The Foreman-Elkins Family Revocable Living Trust dated December 10, 2021 whose post office address is 3917 Timber Trace Drive, Ooltewah, TN 37363, grantee:

(Whenever 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, trusts and trustees)

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 Exhibit A attached hereto and made a part hereof.

Parcel Identification Number: 22-6S-16-03914-007

The Grantor hereby warrants that the spouse with whom title to this property was acquired was continuously married to me from the time of its acquisition through the date of my spouse's death.

The Grantees, as trustees, have the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.073.

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

54691

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:

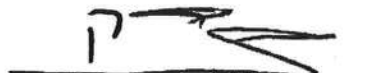

Witness Name: David E. Menet


Judith A. Maxwell

Witness Name: David E. Menet

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this
27 day of April, 2022, by Judith A. Maxwell.


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



DAVID E. MENET
Commission # HH 199750
Expires January 20, 2026

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FL DL

(Notary Seal)

EXHIBIT " A "

PARCEL C (AS PER OR 838 P 1278)

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4, OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 89 DEG. 17' 38" E ALONG THE NORTH LINE OF SAID SE 1/4 OF NW 1/4, 1132.70 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89 DEG 17' 38" E ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 AND THE NORTH LINE OF THE SW 1/4 OF NE 1/4, 735.18 FEET; THENCE S 0 DEG. 33' 27" W, 555.59 FEET; THENCE N 89 DEG. 26' 33" W, 735.00 FEET; THENCE N 0 DEG. 33' 27" E, 539.38 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING TWO EASEMENTS

EASEMENT 1

A 60 FOOT EASEMENT FOR INGRESS AND EGRESS BEING A STRIP OF LAND 60 FEET IN WIDTH TO THE RIGHT (WESTERLY) OF A LINE DESCRIBED AS FOLLOWS (AS PER OR 439 P 187):

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF NW 1/4 OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 89°17'38" E ALONG THE NORTH LINE OF SAID SE 1/4 OF NW 1/4, 1867.88 FEET; THENCE S 0°33'27" W, 1549.21 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 0°33'27" W, 1083.95 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD C-238 AND THE POINT OF TERMINATION OF SAID LINE.

AND

EASEMENT 2

A 60 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE FOLLOWING DESCRIBED LANDS:

PARCEL D (AS PER OR 1133 P 1749):

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF NW 1/4, SECTION 22, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 89°17'38" E, ALONG THE NORTH LINE OF SAID SE 1/4 OF NW 1/4 AND THE NORTH LINE OF THE SW 1/4 OF NE 1/4, 1867.88 FEET; THENCE S 0°33'27" W, 555.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0°33'27" W, 2077.57 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-238; THENCE N 51°44'50" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 75.83 FEET; THENCE N 0°33'27" E, 2031.20 FEET; THENCE S 89°26'33" E, 60.00 FEET TO THE POINT OF BEGINNING.

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LESS AND EXCEPT:

THAT PORTION OF THE ABOVE-DESCRIBED PARCEL D LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OR BOOK 439, PAGE 187, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF NW 1/4, SECTION 22, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 89°17'38" E ALONG THE NORTH LINE OF SAID SE 1/4 OF NW 1/4, 1132.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°17'38" E ALONG SAID NORTH LINE, 735.18 FEET; THENCE S 0°33'27" W, 1549.21 FEET; THENCE N 89°26'33" W, 735.00 FEET; THENCE N 0°33'27" E, 1533.00 FEET TO THE POINT OF BEGINNING.

