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06/13/2023

(2)

REC. 47.00  
DOC. 315.00  
INT. \_\_\_\_\_  
INDEX 1.00  
CONSIDERATION 45,000.00

This instrument prepared by  
Bonnie S. Green  
Darby Peele & Green, PLLC  
Attorney at Law  
1241 South Marion Avenue  
Lake City, Florida 32025

Inst: 202312011204 Date: 06/15/2023 Time: 8:00AM  
Page 1 of 3 B: 1492 P: 2274, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC 10  
Deputy Clerk Doc Stamp-Deed: 315.00

### WARRANTY DEED

THIS WARRANTY DEED made this 14<sup>th</sup> day of June 2023, by **FREDERICK W. NORRIS**, a married man not residing on the property described herein, whose mailing address is Post Office Box 2202, Lake City, Florida 32056-2202, hereinafter called the Grantor, to **GERALD W. LORD and HOPE E. LORD, Trustees of the GERALD W. LORD and HOPE E. LORD REVOCABLE TRUST** dated December 18, 2015, whose mailing address is 190 SW Dusk Gln., Lake City Florida 32024, hereinafter called the Grantee:

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, Florida, viz:

PART OF THE SE ¼ OF THE SW ¼ OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LS 4303, MARKING THE NW CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00 DEGREES 59'02"W., ALONG THE MONUMENTED WEST LINE OF SAID SE ¼ OF THE SW ¼, A DISTANCE OF 60.00 FEET TO A

5/8" IRON ROD, LS 4708, ON THE SOUTH RIGHT-OF-WAY OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT CURRENTLY REFERRED TO AS SW DUSK GLEN; THENCE S.89 DEGREES 25'24"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 709.23 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1253, PAGE 2219, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.89 DEGREES 25'24"E., STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE, 320.62 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.00 DEGREES 34'36"W., DEPARTING SAID SOUTH LINE, 30.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.89 DEGREES 25'24"E., 36.97 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.00 DEGREES 57'29"W., 582.85 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.89 DEGREES 29'14"W., 357.79 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1253, PAGE 2219; THENCE N.00 DEGREES 57'29"E., 613.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT AS RECORDED IN BOOK 1487, PAGE 139, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Tax Parcel Identification Number: 28-4S-16-03220-099 (a portion of)

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

The land described herein is not the homestead of Grantor and neither he nor his spouse or anyone for whose support he is responsible reside on or adjacent to the land.

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

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:

Bonnie S. Green  
Witness  
BONNIE S. GREEN

Fred W. Norris (SEAL)  
FREDERICK W. NORRIS

(Print/type name)  
Delores B. Brannen  
Witness  
Delores B. Brannen  
(Print/type name)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical  
presence or ☐ online notarization this 14th day of June, 2023, by FREDERICK W.  
NORRIS, married man not residing on the property described herein, who is personally  
known to me.

Delores B. Brannen  
Notary Public, State of Florida

Delores B. Brannen  
(print/type name)

My commission expires:

(NOTARIAL  
SEAL)

