

Sales Price \$100,000.00  
Doc Stamp \$ 700.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No. 22-03058TL

Parcel No.: R09952-000

Inst: 202212010676 Date: 05/31/2022 Time: 3:52PM  
Page 1 of 2 B: 1467 P: 2567, James M Swisher Jr, Clerk of Court  
Columbia County, By: VC 10  
Deputy Clerk Doc Stamp-Deed: 700.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27th day of May, 2022, by **ROBERT B. HAGAN, JR., CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **SCOTT L. HAGAN and MICHELLE HAGAN, HUSBAND AND WIFE**, whose post office address is **943 MOONLUSTER DRIVE, CASSELBERRY, FL 32707**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

**SEE EXHIBIT "A" ATTACHED**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantees 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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:

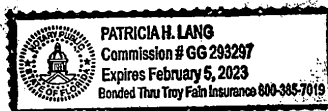
Patricia Lang  
Witness Signature  
Printed Name: PATRICIA LANG

Robert B. Hagan, Jr. L.S.  
Name: ROBERT B. HAGAN, JR.  
Address: 1632 SW BETHLEHEM AVE, FORT WHITE, FL  
32038

Jessica L Nettles  
Witness Signature  
Printed Name: Jessica L. Nettles

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2022, by **ROBERT B. HAGAN, JR.**, who is personally known to me or who has produced Driver's License as identification.



Patricia Lang  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-6-23

**EXHIBIT "A"**

**PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 8. TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT A NAIL AND DISC. LS 4929 MARKING THE SE CORNER OF THE SW 1/4 OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S89°22'24"W., ALONG THE SOUTH LINE OF SAID SW 1/4 AND THE NORTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 778, A DISTANCE OF 36.00 FEET TO A 5/8" IRON ROD, LS 4708, ON THE WEST RIGHT-OF-WAY LINE OF SW BETHLEHEM AVENUE; THENCE N.01°17'46"W., ALONG THE MONUMENTED WEST RIGHT-OF-WAY LINE OF SW BETHLEHEM AVENUE, 842.97 FEET TO A 5/8" IRON ROD, LS 4708 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N01°17'46"W., STILL ALONG SAID RIGHT-OF-WAY-LINE, 362.00 FEET TO A 5/8" IRON ROD, LS 4708, MARKING A BEND IN SAID RIGHT-OF-WAY LINE; THENCE N.00°09'18"W., STILL ALONG SAID RIGHT-OF-WAY LINE, 363.25 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.89°22'23"W., DEPARTING SAID RIGHT-OF-WAY LINE, 599.05 FEET TO A 5/8" IRON ROD, LS 4708, ON THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SW 1/4; THENCE S00°10'15"E., ALONG SAID WEST LINE, 725.16 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.89°22'45"E., 606.05 FEET TO THE POINT OF BEGINNING.**