


Prepared by and return to:

Guy W. Norris, Attorney at Law  
Norris & Norris, P.A.  
253 NW Main Blvd.  
Lake City, Florida 32055

From a legal description provided by  
Grantor and without a title search

Inst: 202412015849 Date: 07/23/2024 Time: 12:50PM  
Page 1 of 2 B: 1519 P: 2050, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy Clerk Doc Stamp-Deed: 0.70

### **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, Made this 22<sup>nd</sup> day of July, 2024, between RALPH MARTIN, a single person and the brother of Frances A. Landers, the mother of Michael O'Brien, Grantor, and MICHAEL O'BRIEN, a single person and the nephew of Ralph Martin, whose address is 8363 258<sup>th</sup> Place, O'Brien, Florida 32071, hereinafter called the Grantee,

### **WITNESSETH:**

That said Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, reserving unto the Grantor a life estate for and during the natural life of Grantor in and to the lands situate, lying and being in Columbia County, Florida, to-wit:

COMMENCE AT THE NW CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 88° 58' 00" E, 14.98 FEET; THENCE S 00° 02' 57" W, 505.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00° 02' 57" W, 135.00 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SW SUMMERHILL GLEN; THENCE N 89° 03' 56" E, ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, 326.77 FEET; THENCE N 00° 00' 49" E, 135.00 FEET; THENCE S 89° 03' 56" W, 326.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS LIES 30.00 FEET TO THE LEFT (EAST) OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NW CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 88° 58' 00" E, 14.98 FEET; THENCE S 00° 02' 57" W, 505.48 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S 00° 02' 57" W, 135.00 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF SW SUMMERHILL GLEN AND TO THE POINT OF TERMINATION OF SAID LINE, SAID EASEMENT IS TO EXTEND OR CONTRACT IS NEEDED TO CREATE THE BOUNDARIES THEREOF.

SAID EASEMENT BEING FOR THE BENEFIT OF THE FOLLOWING DESCRIBED LANDS:

Lot 4: Commence at the Northwest corner of the Southeast ¼ of the Northwest ¼ of Section 3, Township 5 South, Range 16 East, Columbia County, Florida; thence North 88° 58' East, a distance of 14.98 feet for a Point of Beginning; thence North 88° 58' East, a distance of 326.72 feet; thence South 670.80 feet; thence South 88° 59' 30" West, 326.72 feet; thence North 670.68 feet to the Point of Beginning, Less and Except Road Right-of-Way.

And,

Less and Except the South 135 feet thereof from the Northerly maintained right-of-way line of SW Summerhill Glen.

Columbia County Parcel No. 03455-023

SUBJECT TO: Restrictions, easements of record and taxes for the current year, and non-exclusive easement for ingress egress and utilities as set forth above.

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

**TO HAVE AND TO HOLD SAID PROPERTY, the same unto Grantee forever, subject to the Grantor's reservation of the life estate.**

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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor except as aforesaid.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Sign Nicole McAlister

Print Nicole McAlister

Address 10394 CR 10A

Live Oak, FL 32060

Ralph Martin (SEAL)  
RALPH MARTIN

Sign Carolene Carey

Print Carolene Carey

Address 8419 133rd Rd.

Live Oak, FL 32060

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me in my physical presence this 22<sup>nd</sup> day of July, 2024, by RALPH MARTIN, [ ] who is personally known to me or [x] has produced FL drivers license, as identification.



Nicole McAlister  
Notary Public – State of Florida

(NOTARIAL SEAL)