

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

The preparer of this instrument has performed
no title examination nor has the preparer issued
any title insurance or furnished any opinion
regarding the title, existence of liens, the
quantity of lands included, or the location of
the boundaries. The names, addresses, tax
identification numbers and legal description
were furnished by the parties to this instrument.

Inst: 202512003625 Date: 02/20/2025 Time: 9:36AM
Page 1 of 3 B: 1533 P: 2107, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *M*
Deputy Clerk Doc Stamp-Deed: 0.70

27.00
.70
\$27.70

WARRANTY DEED

THIS INDENTURE, made this 10th day of February, 2025, between **RONALD A. FEAGLE** and his wife, **DOROTHY D. FEAGLE**, whose mailing address is 834 Aldine Feagle Road, Lake City, Florida 32025, parties of the first part, Grantors, and **JACOB CLINE FEAGLE**, whose mailing address is 834 Aldine Feagle Road., Lake City, Florida 32025, parties of the second part, Grantees,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT to easements and restrictions of record; if any.

N.B. The Grantee is the grandson of the Grantor.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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, 2024.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marlin Feagle
Witness Signature

Marlin Feagle
Print or type name

Address: 153 NE Madison Street
Lake City, Florida 32055

Terri B. Brown
Witness Signature

Terri B. Brown
Print or type name

Address: 153 NE Madison Street
Lake city, Florida 32055

Ronald A. Feagle (SEAL)
RONALD A. FEAGLE

Dorothy D. Feagle (SEAL)
DOROTHY D. FEAGLE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization this 10th day of February, 2025, by **RONALD A. FEAGLE** and his
wife **DOROTHY D. FEAGLE** who are personally known to me.



Terri B. Brown
Notary Public, State of Florida

My Commission Expires: 8/30/2025

EXHIBIT "A"

DESCRIPTION:

COMMENCE AT THE SW CORNER OF SW 1/4 OF NW 1/4, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.87°39'22"E., ALONG THE SOUTH LINE OF NW 1/4, 914.81 FEET; THENCE N.17°17'12"W., 681.92 FEET TO THE POINT OF BEGINNING; THENCE N.76°35'01"E., 278.05 FEET; THENCE N.13°36'19"W., 232.79 FEET; THENCE S.80°48'20"W., 445.29 FEET; THENCE S.16°08'39"E., 265.87 FEET; THENCE N.76°35'01"E., 154.14 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES MORE OR LESS.

TOGETHER WITH A 50.00 FOOT EASEMENT FOR INGRESS AND EGRESS LYING 25.00 FEET EAST AND 25.00 FEET WEST OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SW CORNER OF SW 1/4 OF NW 1/4, SECTION 14, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.87°39'22"E., ALONG THE SOUTH LINE OF NW 1/4, 914.81 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N.17°17'12"W., 681.92 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.