

**RECORD & RETURN TO:**

This instrument prepared by:  
Nancy J. Sullivan  
20638 NW 78<sup>th</sup> Ave  
Alachua, FL 32615  
Parcel No. 23-7S-16-04298-019

Inst: 202112018069 Date: 09/08/2021 Time: 3:21PM  
Page 1 of 2 B: 1446 P: 2047, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 682.50

**WARRANTY DEED**

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS WARRANTY DEED made this 26th day of August, 2021 by Eagle Assets, LLC hereinafter called Grantor, whose address is 20638 NW 78<sup>th</sup> Ave, Alachua, FL 32615, and Marvin Lee Anderson and Page Hart Anderson, husband and wife, hereinafter called Grantee, whose address is 1310 NW 170<sup>th</sup> St, Newberry, FL 32669.

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which 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 WEST HALF OF THE EAST HALF OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.89 DEGREES 07'39"W., ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 330.55 FEET TO THE NE CORNER OF THE WEST HALF OF THE EAST HALF OF SAID SE 1/4 OF THE NW 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S.89 DEGREES 07'39"W., ALONG SAID NORTH LINE, 330.54 FEET TO THE NW CORNER OF SAID WEST HALF OF THE EAST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE S.00 DEGREES 45'22"E., ALONG THE WEST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SE 1/4 OF THE NW 1/4 A DISTANCE OF 1259.75 FEET; THENCE N.89 DEGREES 08'38"E., 330.69 FEET TO THE EAST LINE OF SAID WEST HALF OF THE EAST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE N.00 DEGREES 45'48"W., ALONG SAID EAST LINE, 1259.85 FEET TO THE POINT OF BEGINNING.  
CONTAINS 9.56 ACRES, MORE OR LESS.  
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FEET OF THE ABOVE DESCRIBED LANDS. COLUMBIA COUNTY FLORIDA

BEING the same property described in the deed recorded in Official Records BOOK 1148 PAGE 2442 of the Public Records of Columbia County, Florida.

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 the 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 current and all subsequent years' taxes, reservations, restrictions and easements of record, if any.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

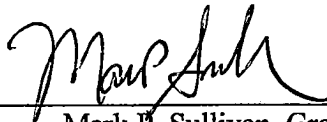
IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:



Witness 1 signature:

Print name: Charlix Cox



Mark P. Sullivan, Grantor  
Managing Member



Witness 2 signature:

Print name: LEVERN E HAYS

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 26 day of August, 2021, by Mark P. Sullivan, who is ( ) personally known to me or (✓) produced a driver's license as identification.



Lokita Chaudhari  
Notary Public  
State of Florida  
Comm# HH037833  
Expires 8/31/2024



NOTARY PUBLIC, STATE OF FLORIDA

Lokita Chaudhari

Print, type or stamp commissioned name of notary