

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA23-118690
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this May 31, 2023, A.D. by David Wayne Farmer and Elizabeth Ann Farmer, husband and wife, whose address is: 17109 NW 62ND Avenue, Alachua, FL 32615 hereinafter called the grantor, to Terry John Marshall, Jr and Terasa C Marshall, Husband and Wife, whose post office address is: 330 SW Chalet Ter, Fort White, FL 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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:

A tract of land situated in Section 24, Township 7 South, Range 16 East, Columbia County, Florida, said tract of land being known as Tract 33 of Lyn-Dee Dairy, an unrecorded subdivision as surveyed by Alachua County Land Surveyors, Inc., and being more particularly described as follows:

Commence at a concrete monument (LS #3456) at the Proven Northeast Corner of the aforementioned Section 24, Township 7 South, Range 16 East for a point of reference and run South 00°38'46"E, along the East line of said Section 24, a distance of 1325.12 feet to the Northeast Corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24; thence run South 00°07'12"E, a distance of 1333.69 feet to the True Point of Beginning; thence continue South 00° 07'12" E, a distance of 766.71 feet; thence run South 88°27'41" W, a distance of 563.24 feet, thence run North 00°24'31" W, a distance of 775.27 feet; thence run North 89°20'05" E, a distance of 567.00 feet to the True Point of Beginning.

SUBJECT TO AND TOGETHER WITH an easement for ingress, egress and public utilities over, under and across the following described strip of land:

A sixty (60) foot wide strip of land situated In Sections 24 and 25, Township 7 South, Range 16 East, and Sections 19 and 30, Township 7 South, Range 17 East, Columbia County, Florida, said strip of land lying thirty (30) feet on each side of the following described centerline:

Commence at a concrete monument (LS #3456) at the Proven Northeast corner of the aforementioned Section 24, Township 7 South, Range 16 East and run South 00°38'48" E, along the East line of said Section 24, a distance of 783.73 feet; thence run North 88°26'51" E, a distance of 414.54 feet to the True Point of Beginning of said centerline; thence continue North 88°26'51" E, along said centerline, a distance of 301.44 feet, to Point "A" to be referred to later; thence continue North 88°26'51" E, along said centerline a distance of 772.31 feet to the West right of way of Bob Cat Lane (60 feet of right off way) as dedicated to Columbia County on the recorded Plat of Sassafras Acres, Plat Book 4, Pages 8 and 8A of the Public Records of Columbia County, Florida, and a terminus (easement lines are to terminate on said West right of way line); thence return to the aforementioned Point "A" and run South 02°43'00" E, along said centerline a distance of 1173.80 feet, thence run South 89°17'16" W, along said centerline, a distance of 564.39 feet; thence run South 86°14'45" W, along said centerline, a distance of 200.00 feet to Point "B" to be referred to later, thence run South 88°50'08" W, along said centerline a distance of 654.64 feet to a terminus (easement lines are to terminate on a line bearing North 00°38'48 and South 00°38'48" E, from said terminus); thence return to the aforementioned Point "B" and run South 00°07'12" E, along said centerline, a distance of 1468.55 feet; thence run South 00°58'59" W, along said centerline, a distance of 1558.82 feet; thence run South 02°17'44" E, along said centerline, a distance of 1580.71 feet to the North right of way of County Road No. 138 (80 foot right of way) and a terminus (easement lines are to terminate on said North right of way line)

TOGETHER WITH that certain 1991 HORT HS, mobile home, Vin # H61959GL and H61959GR

Parcel ID No.: 24-7S-16-04317-133

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incidental to the issuance of a title insurance policy
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Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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 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 the current year.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Linda S. Donnelly
Witness Printed Name: LINDA S. DONNELLY

David Wayne Farmer
David Wayne Farmer
Elizabeth Ann Farmer
Elizabeth Ann Farmer

Brenda Thornton
Witness Printed Name: BRENDA THORNTON Address:

17109 NW 62ND Avenue
Alachua, FL 32615

State of Florida
County of Alachua CS-D

The foregoing instrument was executed and acknowledged before me this 31st of May, 2023, by means of ☒ Physical Presence or ☐ Online Notarization, by David Wayne Farmer and Elizabeth Ann Farmer, who is/are personally known to me or who has produced a valid driver's license as identification.

Linda S. Donnelly
Notary Public

My Commission Expires: 8/28/2023

(SEAL)

