

Prepared by and return to:

Guy W. Norris  
Attorney at Law  
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Lake City, FL 32055  
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File Number: R532

Inst: 202312023805 Date: 12/18/2023 Time: 4:11PM  
Page 1 of 2 B: 1504 P: 2328, James M Swisher, Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy Clerk/Doc Stamp-Deed: 3500.00

Parcel Identification No. 26-3S-16-02307-008 (8306)

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 18<sup>th</sup> day of December, 2023 between Joan M. Rountree, a single person and unmarried widow of Jackson B. Rountree, deceased, whose post office address is 589 NW Harris Lake Drive, Lake City, Florida 32055 grantor\*, Charles H. Kalb and Deborah E. Kalb, husband and wife, whose post office address is 614 NW Harris Lake Drive, Lake City, Florida 32055, grantee\*:

(Whenever used herein the terms "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, trusts and trustees)

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

SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 EAST: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 88 DEGREES 59'30" E., ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 725.23 FEET; THENCE N 8 DEGREES 23'35" E., 1241.06 FEET; THENCE N 50 DEGREES 30'10" E., 465.06 FEET; THENCE S 39 DEGREES 29'50" E., 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 50 DEGREES 30'10" E., 150.00 FEET; THENCE S 39 DEGREES 29'50" E., 149.91 FEET; THENCE S 50 DEGREES 30'10" W., 91.46 FEET; THENCE S 44 DEGREES 43'22" W., 58.83 FEET; THENCE N 39 DEGREES 29'50" W., 155.83 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A STRIP OR PARCEL OF LAND IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID LANDS LYING 30 FOOT EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

BEGIN AT THE NORTHERLY TERMINAL POINT OF LAKE HARRIS DRIVE, SAID POINT BEING ALSO ON THE NORTH BOUNDARY OF "FAIRWAY VIEW UNIT 1" AS RECORDED IN PLAT BOOK 3, PAGE 99 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN N 8 DEGREES 23'35" E., ALONG SAID CENTERLINE 522.01 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET AND A TOTAL CENTRAL ANGLE OF 42 DEGREES 06'35"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE STILL ALONG SAID CENTERLINE 279.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 50 DEGREES 30'10" E., STILL ALONG SAID CENTERLINE 614.43 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET AND A TOTAL CENTRAL ANGLE OF 51 DEGREES 41'03"; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE STILL ALONG SAID CENTERLINE 324.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE, ALSO THE TERMINAL POINT OF SAID CENTERLINE.

Columbia County Parcel ID: 26-3S-16-02307-008 (8306)

589 NW Harris Lake Drive, Lake City, Florida 32055

**Subject to:** Covenants, reservations, restrictions and easements of record; easements shown by a plat of the property and visible easements.

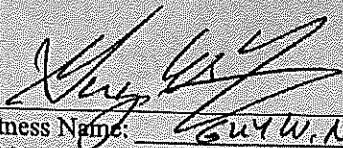
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

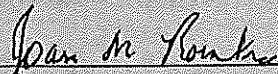
**To Have and to Hold**, the same in fee simple forever.

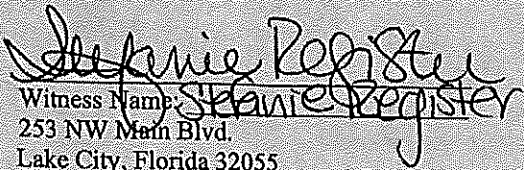
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: GUY W. NORRIS  
253 NW Main Blvd.  
Lake City, Florida 32055

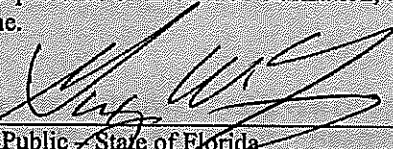
  
Joan M. Rountree (Seal)

  
Witness Name: STEPHANIE REGISTER  
253 NW Main Blvd.  
Lake City, Florida 32055

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
18 day of December, 2023 by Joan M. Rountree, who is personally known to me.

(NOTARIAL SEAL)

  
Notary Public - State of Florida



GUY W. NORRIS  
Notary Public  
State of Florida  
Comm# HH396076  
Expires 5/9/2027