

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20502MD

Inst: 202512005814 Date: 03/19/2025 Time: 10:21AM  
Page 1 of 3 B: 1535 P: 2517, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *he*  
Deputy Clerk Doc Stamp-Deed: 13993.00

## Warranty Deed

**This Warranty Deed** is executed this 18 of March, 2025, by Murphy B. McLean, Jr., and Ilene G. McLean, Husband and Wife, Individually and as Co-Trustees of the Murphy B. McLean Jr. and Ilene G. McLean Family Trust under agreement dated 12/17/2024, whose address is 1136 SW Seminole Terrace, Lake City, FL 32024, hereinafter called the grantor, to William J.H. Grand and Myra J. Grand, husband and wife, whose address is: 1136 SW Seminole Terrace, Lake City, FL 32024, hereinafter called the grantee:

(Wherever 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 corporation)

**Witnesseth**, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

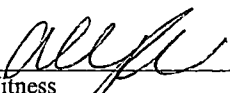
**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

**And** 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.

**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

Ally Robinson  
Printed Name

283 New Cole Terrace, Lake City FL 32855  
Witness Postal Address

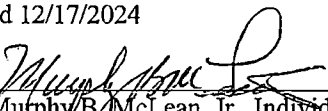
  
Witness

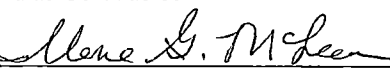
Haley Stebbins

Printed Name

283 New Cole Terrace, Lake City FL 32855  
Witness Postal Address

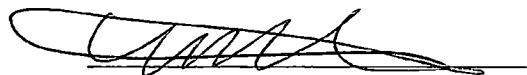
Murphy B. McLean Jr. and Ilene G.  
McLean Family Trust under agreement  
dated 12/17/2024

By:   
Murphy B. McLean, Jr., Individually  
and as Co-Trustee

By:   
Ilene G. McLean, Individually and as  
Co- Trustee

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 March, 2025, by Murphy B. McLean, Jr., and Ilene G.  
McLean, Individually and as Co- Trustees of the Murphy B. McLean Jr. and Ilene G. McLean  
Family Trust under agreement dated 12/17/2024



Signature of Notary Public

Print, Type/Stamp Name of Notary



**MADDY M. VAN HOFWEGEN**  
Notary Public  
State of Florida  
Comm# HH520394  
Expires 1/5/2026

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓

Type of Identification Produced: DC

## **Exhibit "A"**

Township 3 South, Range 15 East

Section 36:

Commence at the Southwest corner of the Northwest 1/4 of Section 36, Township 3 South, Range 15 East, Columbia County, Florida and run North 01 degrees, 36 minutes, 36 seconds East, along the West line of said Northwest 1/4, 2647.93 feet, thence South 89 degrees, 22 minutes, 59 seconds East, 996.00 feet; thence South 00 degrees, 50 minutes, 38 seconds West, 247.76 feet; thence North 46 degrees, 31 minutes, 45 seconds East, 356.10 feet; thence South 89 degrees, 18 minutes, 20 seconds East 79.52 feet to the East line of the West 1/2 of the Northwest 1/4; thence South 01 degrees, 49 minutes, 29 seconds West along said East line 866.26 feet; thence South 87 degrees 42 minutes 58 seconds East, 16.57 feet; thence South 00 degrees 55 minutes 21 seconds West, 1787.61 feet; thence North 89 degrees 05 minutes 01 seconds West, along said South line, 38.07 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4; thence North 89 degrees 06 minutes 06 seconds West, along said South line of Northwest 1/4 1326.93 feet to the Point of Beginning;

Subject to existing road right of ways.