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Prepared by and return to:

TJ Brinson  
Brinson & McLeod Title and Closing Services, LLC  
118 Parshley Street Southwest  
Live Oak, FL 32064  
(386) 330-0125  
File No 23-606

Parcel Identification No 35-3S-16-02519-000

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15<sup>th</sup> day of December, 2023 between Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust dated October 7, 1994, whose post office address is P.O. Box 16, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Victory Land Holdings, LLC, a Florida Limited Liability Company, whose post office address is 2008 Ohio Avenue North, Live Oak, FL 32060, of the County of Suwannee, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Parcel 1

A portion of land being situate in Section 35, Township 3 South, Range 16 East, Columbia County, Florida, described as follows:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; AND RUN THENCE N.86°55'26"E ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519; THENCE S.03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE AND THE POINT OF BEGINNING; THENCE S.02°38'19"E 101.03 FEET TO AN IRON ROD AND CAP MARKED LB3624; THENCE S.84°43'25"E, 1022.54 FEET TO A SET IRON ROD AND CAP ON THE WEST RIGHT-OF- WAY LINE OF NW BASCOM NORRIS ROAD SAID POINT BEING ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 956.45 FEET AN INCLUDED ANGLE OF 14°05'14" AND A CHORD BEARING AND DISTANCE OF N.01°43'49"W, 234.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 235.16 FEET; THENCE N.84°31'37"W, 294.47 FEET TO AN IRON ROD LABELED LB7042; THENCE CONTINUE N.84°31'37"W., 547.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF NW REAL TERRACE; THENCE N.56°01'50"E., ALONG SAID RIGHT-OF-WAY 214.39 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.86°55'26"E., ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519) THENCE S.03°31'54"E 330.93 FEET TO THE SOUTHERLY RIGHT-OF- WAY LINE OF NW REAL TERRACE; THENCE N.56°01'50"E, ALONG SAID RIGHT-OF-WAY, 214.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.56°01'50"E., ALONG SAID RIGHT-OF-WAY LINE, 646.75 FEET; THENCE S.06°35'36"W, 410.96 FEET; THENCE N.84°31'37"W, 491.43 FEET TO THE POINT OF BEGINNING,

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: P.O. Box 16, Lake City, FL 32056.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and

limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kristi L. Ditter  
WITNESS  
PRINT NAME: Kristi L. Ditter

Lisa Hicks  
WITNESS  
PRINT NAME: Lisa Hicks

Overflow Land Trust dated October 7, 1994

By: Richard C. Cole  
Richard C. Cole, Trustee

By: Janice C. Bates  
Janice C. Bates, Trustee

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 1st day of December, 2023, by Richard C. Cole and Janice C. Bates, Trustees of Overflow Land Trust dated October 7, 1994.

Vera Lisa Hicks  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: \_\_\_\_\_  
Type of Identification  
Produced: \_\_\_\_\_



# Columbia County Tax Collector

generated on 10/5/2023 3:34:23 PM EDT

## Tax Record

Last Update: 10/5/2023 3:30:52 PM EDT

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

<b>Account Number</b> R02519-000	<b>Tax Type</b> REAL ESTATE	<b>Tax Year</b> 2022
<b>Mailing Address</b> OVERFLOW LAND TRUST P O BOX 16 LAKE CITY FL 32056		<b>Property Address</b>   <b>GEO Number</b> 353S16-02519-000
<b>Exempt Amount</b> See Below	<b>Taxable Value</b> See Below	
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 002	<b>Escrow Code</b>
<b>Legal Description (click for full description)</b> 35-3S-16 6200/620075.38 Acres E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX CO RD R/W TAKEN AS DESC ORB ____ & EX ADDNT RD R/W TAKEN PARCEL 2-A & 2-B See Tax Roll For Extra Legal		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	49,903
COLUMBIA COUNTY SCHOOL BOARD		0
DISCRETIONARY	0.7480	49,903
LOCAL	3.2990	49,903
CAPITAL OUTLAY	1.5000	49,903
SUWANNEE RIVER WATER MGT DIST	0.3368	49,903
LAKE SHORE HOSPITAL AUTHORITY	0.0001	49,903
<b>Total Millage</b>	<b>13.6989</b>	<b>Total Taxes</b>
		\$683.61
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b> FFIR	<b>Levying Authority</b> FIRE ASSESSMENTS	<b>Amount</b> \$3.01
<b>Total Assessments</b>		\$3.01
<b>Taxes &amp; Assessments</b>		\$686.62
<b>If Paid By</b>	<b>Amount Due</b>	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2022	PAYMENT	1501729.0004	2022	\$659.16

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES