

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 23-0215

General Warranty Deed

Made this July 28, 2023 A.D. By **Jessie R. Newton a single man**, whose post office address is: 521 NW Scarborough Lane, Lake City, Florida 32055, hereinafter called the grantor, to **Mark H. Register a single man and Melissa Stubbs a single woman, as joint tenants with rights of survivorship**, whose post office address is: 1236 SE CR 252, Lake City, Florida 32025, 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:

DESCRIPTION:

COMMENCE AT THE SE CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°15'20"E., 974.92 FEET; THENCE S.89°32'40"W., 40.00 FEET; THENCE CONTINUE S.89°32'40"W., 559.94 FEET; THENCE N.06°53'39"E., 816.33 FEET; THENCE N.06°36'56"E., 83.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.06°36'56"E., 458.99 FEET; THENCE N.19°29'37"W., 344.31 FEET; THENCE S.89°13'35"W., 351.36 FEET; THENCE S.00°34'44"W., 536.60 FEET; THENCE S.89°13'35"W., 406.00 FEET; THENCE S.00°34'44"W., 245.50 FEET; THENCE N.89°11'03"E., 827.30 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 30 FOOT WIDE PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, RESERVED UNIT THE GRANTOR AND THEIR HEIRS OR ASSIGNS, SAID EASEMENTS CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISC IN THE PAVEMENT OF NW SCARBOROUGH LANE, A PUBLIC ROAD, SAID NAIL AND DISC MARKING THE SE CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE S.89°33'33"W., ALONG THE SOUTH LINE OF SAID NE 1/4, A DISTANCE OF 736.10 FEET TO A POINT ON THE CENTERLINE OF A 30 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK (ORB) 1140, PAGE 1220, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE N. 12°36'20"E., ALONG SAID CENTERLINE, 602.65 FEET; THENCE N.00°02'46"E., DEPARTING SAID CENTERLINE OF THE EASEMENT DESCRIBED IN SAID ORB 1140, PAGE 1220, A DISTANCE OF 49.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1140, PAGE 1220; THENCE CONTINUE N.00°02'46"E., 265.72 FEET; THENCE N06°53'39"E., 72.63 FEET, TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1140, PAGE 1220; THENCE CONTINUE N.06°53'39"E., 816.33 FEET; THENCE N.06°36'56"E., 542.71 FEET; THENCE N.19°29'37"W., 328.48 FEET TO A POINT ON A LINE LYING 15.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 27; THENCE S.89°13'35"W., PARALLEL TO SAID NORTH LINE OF NE 1/4 OF NE 1/4, A DISTANCE OF 356.80 FEET TO A POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF THE ABOVE DESCRIBED EASEMENT ARE TO BE LENGTHENED OR SHORTENED AS REQUIRED TO CREATE A CONTIGUOUS CORRIDOR FOR INGRESS AND EGRESS FROM THE SOUTH LINE OF THE EAST 1/2 OF THE NE 1/4 OF SAID SECTION 27 (SAID SOUTH LINE IS WITHIN THE MAINTAINED PUBLIC RIGHT-OF-WAY OF SW SCARBOROUGH LANE) AND THE EAST LINE OF THE WEST 406.00 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **APO: 27-2S-16-01754-001**

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

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Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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

Signed, sealed and delivered in our presence:

Bradley N. Dicks
Witness Printed Name Bradley N. Dicks

Cheryl E. Beatty
Witness Printed Name Cheryl E. Beatty

State of Florida
County of Suwannee

Jessie R. Newton (Seal)
Address: 521 NW Scarborough Lane, Lake City, Florida 32055

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 28th day of July, 2023, by Jessie R. Newton a single man, who is/are personally known to me or who has produced FLDC as identification.



Cheryl E. Beatty
Notary Public
Print Name: Cheryl E. Beatty
My Commission Expires: 7-31-2024