

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2019-2738
Parcel Identification No 26-3S-16-02306-009

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of May, 2019 between Lawrence Bowen and Helen Gay Bowen, Husband and Wife, whose post office address is **1440 NW Old Mill Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantors, to **Jeffery Ward Simmons and Nancy Coquyt Simmons, Husband and Wife**, whose post office address is **1440 NW Old Mill Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A part of the NW 1/4 of Section 26, Township 3 South, Range 16 East, more particularly described as follows:

Commence at the NW Corner of said Section 25 for a Point of Beginning; thence run S 73°14'14" E 374.71 feet; thence S 02°22'57" E, parallel with the West line of said Section 26, 952.54 feet to the Northerly Right-of-Way line of a 60.00 feet road; thence N 73°29'52" W, along said Right-of-Way line 374.13 feet to the West line of said Section 26; thence N 02°22'57" W, 954.34 feet to the Point of Beginning, Columbia County, Florida.

TOGETHER with a Non-Exclusive Perpetual Easement for ingress and egress over and upon the following described property which said property conveyed hereby:

A Strip of land 60 feet wide lying 30 feet right and 30 feet left of the following described centerline:

Commence at the Northern terminal point of Harris Lake Drive per Plat of Fairway View Unit 2-A, as recorded in Plat Book 4, page 115 of the public records of Columbia County, Florida, said point being on the arc of a curve concave to the Southwest having a radius of 320.00 feet and a total central angle of 82°36'00"; thence Northwesterly along the arc of said curve 144.92 feet to the point of reverse curve concave to the Northeast having a radius of 305.00 feet and a total central angle of 79°51'04"; thence Northwesterly along the arc of said curve 425.07 feet to the Point of Tangency of said curve, thence N 03°55'49" E, 150.00 feet to the point of curve of a curve concave to the East having a radius of 410.00 feet and a total central angle of 09°57'00"; thence Northerly along the arc of said curve 71.20 feet to the Point of Tangency of said curve; thence N 06°01'11" E, 98.20 feet to its intersection with the arc of a curve concave to the North having a radius of 530.00 feet and a central angle of 47°59'37"; thence Easterly along the arc of said curve 132.15 feet to the Point of Tangency of said curve, thence N 81°43'31" E, 177.76 feet to the point of curve of a curve concave to the South having a radius of 460.00 feet and a total central angle of 24°52'14"; thence Easterly along the arc of said curve 199.67 feet to the Point of Tangency said curve; thence S 73°24'13" E, 257.41 feet; thence N 16°35'47" E, 290.07 feet to the Point of Beginning of said strip of land; thence N 22°03'40" E, 47.54 feet to the Point of Tangency of a curve concave to the Southeast having a radius of 62.00 feet and a total central angle of 97°42'12"; thence Northerly, Easterly and Southeasterly along the arc of said curve 105.73 feet to the Point of Tangency of said curve; thence S 60°14'08" E, 18.67 feet to the point of curve of a curve concave to the North having a radius of 625.00 feet and a total central angle of 12°54'40"; thence Southeasterly along the arc of said curve 140.84 feet to the Point of Tangency of said curve, thence S 73°08'48" E, 587.05 feet to the Point of Tangency of a curve concave to the Northwest having a radius of 100.00 feet and a total central angle of 103°47'35"; thence Northerly along the arc of said curve 181.75 feet to the Point of Tangency of said curve; thence N 03°03'37" E, 506.17 feet to the point of curve of a curve concave to the Southeast having a radius of 130.00 feet and a total central angle of 43°50'24"; thence Northeasterly along the arc of said curve 99.47 feet to the Point of Tangency of said curve; thence N 46°54'01" E, 295.93 feet; thence N 42°47'49" E, 335.82 feet to the point of curve of a curve concave to the Northwest having a radius of 320.00 feet and total central angle of 32°08'15"; thence Northeasterly along the arc of said curve 179.49 feet to the Point of Tangency of said curve; thence N 10°39'34" E, 99.94 feet to the point of curve of a curve concave to the Southeast having a radius of 480.00 feet and a total central angle of 11°48'00"; thence Northerly along the arc of said curve 98.86 feet to the Point of Tangency of said curve; thence N 22°27'34" E, 90.46 feet to the point of curve of a curve concave to the Northwest having a radius of 620.00 feet and a total central angle of 26°34'30"; thence Northerly along the arc of said curve 287.57 feet to the Point of Tangency of said curve, thence N 04°06'56" W, 537.15 feet to the point of curve of a curve concave to the Southeast having a radius of 250.00 feet and a total central angle of 47°36'15"; thence Northerly along the arc of said curve 207.71 feet to the Point of Tangency of said curve; thence N 43°29'19" E, 825.97 feet to the Southwesterly right-of-way of State Road No. 250 and the Point of Termination of said centerline.

ALSO:

A part of the NW 1/4 of Section 26, Township 3 South, Range 16 East, more particularly described as follows:

Commence at the NW corner of said Section 26 and run S 02°22'57" E, along the West line thereof 954.34 feet; thence run S 73°29'52" E, parallel with the North right-of-way of the S.C.L. Railroad and 60.00 feet therefrom as measured perpendicular thereto, 224.13 feet for a Point of Beginning; thence continue S 73°29'52" E, parallel with said right-of-way line a distance of 524.13 feet to a point of curve of a curve to the left, having a radius of 1146.91 feet, an included angle of 10°12'50"; thence Southeasterly along the arc of said curve for an arc distance of 204.45 feet to the end of said curve; thence S 88°42'42" E, 83.00 feet to a point of curve for a curve to the right; thence Southeasterly along the arc of said curve whose radius is 337.71 feet, through an included angle of 37°42'10"; for an arc distance of 222.22 feet to a point of reverse curve; thence Southeasterly along the arc of a curve to the left having a radius of 389.54 feet, an included angle of 27°29'20" for an arc distance of 186.89 feet to the end of said curve; thence S 73°29'52" E, 1217.70 feet; thence S 03°44'14" E, 63.99 feet to the North right-of-way line of said S.C.L. Railroad; thence N 73°29'52" W, along said railroad right-of-way, 1742.74 feet to the South line of the NW 1/4 of said NW 1/4, thence N 88°42'44" E, along said South line 130.92 feet; thence continue along said right-of-way line N 73°29'52" W, 790.38 feet; thence N 02°22'57" W, 63.41 feet to the Point of Beginning.

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

Subject to taxes for 2019 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

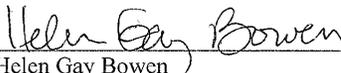
Signed, sealed and delivered in our presence:


WITNESS
Kristie Eubanks



Lawrence Bowen

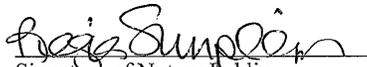

WITNESS Regina Simpkins



Helen Gay Bowen

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of May, 2019, by Lawrence Bowen and Helen Gay Bowen, who are personally known to me or have produced Driver's License as identification.


Signature of Notary Public
Regina Simpkins

