

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 2021-4237CC

Parcel Identification No 07-6S-17-09621-204

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WARRANTY DEED

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

This indenture made the 15th day of January, 2021 between Tim Shaheen, a Married Man, whose post office address is **P.O. Box 1171, Lake City, FL 32056**, of the County of Columbia, State of Florida, Grantor, to **Millard J. Blanchard and Stephanie R. Blanchard, Husband and Wife**, whose post office address is **206 SW High Field Terrace, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantees:

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 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:

See Attached Exhibit "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

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

Subject to taxes for 2021 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:*

Kelly L. Pearce
WITNESS
PRINT NAME: Kelly L Pearce
Kaitlyn Hill
WITNESS
PRINT NAME: Kaitlyn Hill

Tim Shaheen
Tim Shaheen

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 15th day of January, 2021, Tim Shaheen, who is/are personally known to me or has/have produced FL DVL as identification.

Kaitlyn Hill
Signature of Notary Public



Exhibit "A"
Property Description

Lot 4, Tustenuggee Oaks, unrecorded:

Commence at the Northeast corner of Section 7, Township 6 South, Range 17 East, Columbia County, Florida and run thence South 89 degrees 54 minutes 54 seconds West along the North line of said Section 7, 40.00 feet to the West right of way line of County Road No. C-131; thence South 00 degrees 20 minutes 48 seconds West along said West right of way line of County Road No. C-131, 638.44 feet to the Northeast corner of Lot 1 of Tustenuggee Ridge, subdivision according to the plat thereof recorded in Plat Book 6, Page 212, of the Public Records of Columbia County, Florida; thence North 89 degrees 38 minutes 15 seconds West along the North line of said Lot 1 and continuing 2321.68 feet to the Point of Beginning; thence continue North 89 degrees 38 minutes 15 seconds West, 1064.64 feet; thence North 00 degrees 20 minutes 48 seconds East, 400.67 feet to the South line of Ichetucknee Road (County maintained Graded Road); thence South 79 degrees 54 minutes 02 seconds East along said South line, 279.63 feet; thence South 88 degrees 16 minutes 07 seconds East still along said South line of Ichetucknee Road, 155.78 feet; thence North 83 degrees 24 minutes 06 seconds East still along said South line of Ichetucknee Road, 190.87 feet; thence North 77 degrees 52 minutes 38 seconds East still along said South line of Ichetucknee Road, 459.02 feet; thence South 00 degrees 20 minutes 48 seconds West, 493.00 feet to the Point of Beginning. Said lands subject to a 30 foot utility easement along the South side of Ichetucknee Road. (Parcel No. 4)

LESS AND EXCEPT that portion of land in Stipulated Order of Taking under Case No. 14-428-CA more specifically described as follows:

Commence at the Northwest corner of Section 7, Township 6 South, Range 17 East, Columbia County, Florida and run South 01 degrees 16 minutes East along the West line of said Section 7 a distance of 44.78 feet; thence North 87 degrees 52 minutes 12 seconds East a distance of 15.61 feet; thence North 88 degrees 23 minutes 13 seconds East a distance of 964.11 feet to the Point of Curve of a curve concave to the South having a radius of 1869.86 feet and a central angle of 16 degrees 21 minutes 06 seconds; thence Easterly along the arc of said curve a distance of 533.64 feet to the Point of Tangency of said curve; thence South 75 degrees 15 minutes 41 seconds East a distance of 291.18 feet to the Point of Curve of a curve concave to the Northeast having a radius of 1472.39 feet and a central angle of 02 degrees 27 minutes 55 seconds; thence Southeasterly along the arc of said curve a distance of 63.35 feet to the Point of Beginning; thence North 01 degrees 05 minutes 27 seconds West along the West line of Lot 4 of Tustenuggee Oaks, an Unrecorded Subdivision, a distance of 24.49 feet to the Northwest corner of said Lot 4; thence South 81 degrees 20 minutes 47 seconds East a distance of 279.74 feet; thence South 89 degrees 51 minutes 06 seconds East a distance of 155.78 feet; thence North 81 degrees 49 minutes 07 seconds East a distance of 190.87 feet; thence North 76 degrees 17 minutes 39 seconds East a distance of 454.61 feet to the Northeast corner of Lot 4 of Tustenuggee Oaks, an Unrecorded Subdivision; thence South 01 degrees 06 minutes 29 seconds

East along the East line of said Lot 4 of Tustenuggee Oaks, an Unrecorded Subdivision, a distance of 20.03 feet; thence South 77 degrees 29 minutes 59 seconds West a distance of 441.62 feet to the Point of Curve of a curve concave to the North having a radius of 1472.39 feet and a central angle of 24 degrees 46 minutes 26 seconds; thence Westerly along the arc of said curve a distance of 636.64 feet to the Point of Beginning.

Subject to a 20 foot Clay Electric easement

Together with:

60 foot Road Easement for Tustenuggee Oaks, described as follows:

A strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Commence at the Northwest corner of the Northeast 1/4 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 00 degrees 03 minutes 14 seconds East along the West line of the East 1/2 of said Section 12, 22.91 feet to the South line of Ichetucknee Road (a county maintained Graded Road: thence North 89 degrees 26 minutes 50 seconds East along said South line of Ichetucknee Road, 561.07 feet; thence North 89 degrees 05 minutes 20 seconds East still along said South line of Ichetucknee Road, 785.95 feet to the Point of Beginning; thence South 00 degrees 20 minutes 48 seconds West, 1892.66 feet; thence South 89 degrees 38 minutes 15 seconds East, 2600.59 feet to Reference Point "E"; thence continue South 89 degrees 38 minutes 15 seconds East, 1300.06 feet to Reference Point "F"; thence continue South 89 degrees 38 minutes 15 seconds East, 1300.07 feet to Reference Point "G"; thence continue South 89 degrees 38 minutes 15 seconds East, 1333.48 feet to the West right of way line of County Road No. C-131 and the Point of Termination. Also begin at Reference Point "E" and run thence North 00 degrees 20 minutes 48 seconds East, 671.46 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "E" and run thence South 00 degrees 20 minutes 48 seconds West, 671.46 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "F"; and run thence North 00 degrees 20 minutes 48 seconds East, 671.46 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "F" and run thence South 00 degrees 20 minutes 48 seconds West, 671.46 feet to the Point of Termination. Also begin at Reference Point "G" and run thence North 00 degrees 20 minutes 48 seconds East, 671.46 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "G" and run thence South 00 degrees 20 minutes 48 seconds West 671.46 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Said easement being a part of the Northeast 1/4 of Section 12 and the Northwest 1/4 and the Northeast 1/4 of Section 7, Township 6 South, Range 17 East, Columbia County, Florida.