

This Document Prepared By and Return to:  
Darryl J. Tompkins, Esquire  
Darryl J. Tompkins, P.A.  
14420 NW 151st Blvd.  
P.O. Box 519  
Alachua, FL 32616

Parcel ID Number: R10070-115

# Warranty Deed

This Indenture, Made this 7<sup>th</sup> day of August, 2019 A.D., Between  
Brian L. McAdams and Catherine G. McAdams, husband and wife  
of the County of Lafayette, State of Florida, grantors, and  
Carl Michael Hartzog and Brenda Faith Hartzog, husband and wife  
whose address is: 21672 NW 142nd Avenue, High Springs, FL 32643

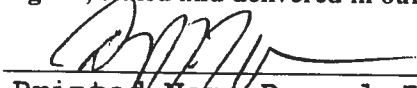

of the County of Alachua, State of Florida, grantees.  
Witnesseth that the GRANTORS, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Columbia, State of Florida to wit:  
See Exhibit "A" attached hereto.

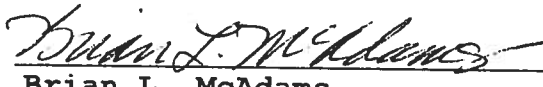
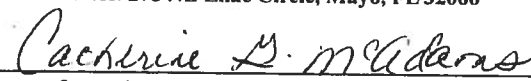
## SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Columbia County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2019 and subsequent years.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.  
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

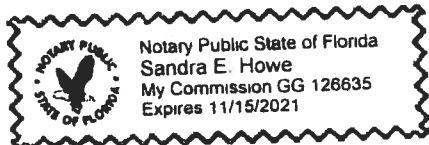
  
Printed Name: Darryl J. Tompkins  
Witness  
  
Printed Name: Sandra E. Howe  
Witness

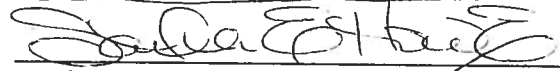
  
Brian L. McAdams (Seal)  
P.O. Address: 278 NE Lilac Circle, Mayo, FL 32066  
  
Catherine G. McAdams (Seal)  
P.O. Address: 278 NE Lilac Circle, Mayo, FL 32066

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of August, 2019 by  
Brian L. McAdams and Catherine G. McAdams, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification



  
Printed Name: Sandra E. Howe  
Notary Public  
My Commission Expires: 11/15/21

## EXHIBIT "A"

PARCEL #15 OF BLUEBIRD LANDING, UNRECORDED:

A PART OF THE E ½ OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW ¼ OF SAID SECTION 31 AND RUN THENCE N.87 Degrees 14'55"E., ALONG THE NORTH LINE THEREOF, A DISTANCE OF 50.03 FEET; THENCE S.00 Degrees 37'02"E., A DISTANCE OF 1392.44 FEET TO THE POINT OF BEGINNING; THENCE S.06 Degrees 54'44"E., A DISTANCE OF 640.24 FEET; THENCE N.66 Degrees 25'47"W., A DISTANCE OF 87.87 FEET; THENCE S.77 Degrees 56'34"W., A DISTANCE OF 62.17 FEET; THENCE S.71 Degrees 22'21"W., A DISTANCE OF 354.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13 Degrees 51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF S.78 Degrees 18'07"W., AND A CHORD LENGTH OF 72.39 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 72.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.85 Degrees 13'54"W., A DISTANCE OF 93.53 FEET; THENCE N.00 Degrees 37'02"W., A DISTANCE OF 172.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19 Degrees 54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF N.10 Degrees 34'21"W., AND A CHORD LENGTH OF 103.73 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.20 Degrees 31'41"W., A DISTANCE OF 264.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25 Degrees 22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF N.07 Degrees 50'32"W., AND A CHORD LENGTH OF 35.14 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.04 Degrees 50'37"E., A DISTANCE OF 139.59 FEET; THENCE N.87 Degrees 06'23"E., A DISTANCE OF 679.01 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.87 Degrees 14'55"W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.01 Degrees 47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55 Degrees 09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S.29 Degrees 22'22"E., AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72 Degrees 58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S.20 Degrees 27'35"E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S.16 Degrees 01'48"W., A DISTANCE OF 282.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16 Degrees 57'20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S.07 Degrees 33'06"W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S.00 Degrees 55'34"E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09 Degrees 29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S.05 Degrees 40'09"E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S.10 Degrees 24'44"E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15 Degrees 15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S.02 Degrees 47'03"E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S.04 Degrees 50'37"W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S.04 Degrees 50'37"W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25 Degrees 22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S.07 Degrees 50'32"E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S.20 Degrees 31'41"E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19 Degrees 54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S.10 Degrees 34'21"E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S.00 Degrees 37'02"E., A DISTANCE OF 172.66 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S.00 Degrees 37'02"E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47 Degrees 58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S.23 Degrees 22'27"W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S.47 Degrees 21'56"W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL

ANGLE OF 58 Degrees 35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S.18 Degrees 04'19"W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S.11 Degrees 13'17"E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43 Degrees 09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S.10 Degrees 21'33"W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S.31 Degrees 56'23"W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12 Degrees 59'20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S.25 Degrees 26'43"W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N.81 Degrees 32'45"E., A DISTANCE OF 701.09 FEET; THENCE N.87 Degrees 14'29"E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT A AFOREMENTIONED POINT "B", AND RUN THENCE S.84 Degrees 04'22"W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29 Degrees 28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N.81 Degrees 11'11"W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N.66 Degrees 26'45"W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26 Degrees 53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N.79 Degrees 53'33"W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S.86 Degrees 39'38"W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE N.44 Degrees 18'47"W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42 Degrees 37'37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N.22 Degrees 59'59"W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N.01 Degrees 41'10"W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S.44 Degrees 18'47"E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42 Degrees 33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S.23 Degrees 02'04"E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S.01 Degrees 45'20"E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N.85 Degrees 13'54"E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13 Degrees 51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78 Degrees 18'07"E., AND A CHORD LENGTH OF 72.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N.71 Degrees 22'21"E., A DISTANCE OF 354.70 FEET; THENCE N.77 Degrees 56'34"E., 62.17 FEET; THENCE S.66 Degrees 25'47"E., A DISTANCE OF 207.86 FEET; THENCE S.89 Degrees 03'47"E., 142.06 FEET; THENCE N.87 Degrees 13'37"E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71 Degrees 02'57"W., A DISTANCE OF 6.24 FEET; THENCE S.19 Degrees 16'58"W., A DISTANCE OF 21.70 FEET; THENCE S.72 Degrees 18'51"E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20 Degrees 27'26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S.82 Degrees 32'34"E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET; THENCE N.87 Degrees 13'43"E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

ALSO:

AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71 Degrees 02'57"W., A DISTANCE OF 26.24 FEET; THENCE S.19 Degrees 16'56"W., A DISTANCE OF 1823.87 FEET; THENCE S.70 Degrees 43'02"E., A DISTANCE OF 64.05 FEET; THENCE N.27 Degrees 25'42"E., A DISTANCE OF 40.56 FEET; THENCE N.18 Degrees 54'40"E., A DISTANCE OF 631.89 FEET; THENCE N.70 Degrees 43'02"W., A DISTANCE OF 25.70 FEET; THENCE N.19 Degrees 16'58"E., A DISTANCE OF 1152.07 FEET; THENCE N.71 Degrees 02'57"W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.