

JENNA A. NETTLES
Notary Public
State of Florida
Commission #11225120
Expires 2/14/2026



Signature of Notary
Jenna A. Nettles
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2ND day of NOVEMBER, 2023, by ANGEL M. ROGERS, who is personally known to me or who has produced as identification.

STATE OF FLORIDA
COUNTY OF COLUMBIA

Witness Signature
Jenna A. Nettles
Printed Name: Jenna A. Nettles

Witness Signature
Sessica L. Nettles
Printed Name: Sessica L. Nettles

Signed, sealed and delivered in the presence of:
Written:

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above

2023
that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor hereby fully warrants that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appearing. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.

LEGAL PROVIDED BY GRANTOR.

See Attached Exhibit A
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST THE SAME.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:
ANGELA M. ROGERS, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to ANGELA M. ROGERS AND PATRICK M. ROGERS, WIFE AND HUSBAND, whose post office address is 443 SW CHURCHILL WAY, LAKE CITY, FL 32025, hereinafter called the Grantee:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

Parcel ID No.: A PART OF R09308-014

Name: ANGEL ROGERS AND PATRICK M. ROGERS
Address: 443 SW CHURCHILL WAY
LAKE CITY, FL 32025

PREPARED BY & RETURN TO:

Page 1 of 2 B: 1502 P: 175, James M. Smith Jr., Clerk of Court
Columbia County, By: VC
Deputy Clerk/Doc Stamp-Deed: 0.70
Inst: 202312020629 Date: 11/02/2023 Time: 12:10PM

EXHIBIT "A"

A PART OF 21-5S-17-09308-014

PARCEL 2:

AS PART OF THE NE ¼ OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 17 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE W ¼ OF THE NE ¼ OF NE ¼ AND RUN S. 01°03'37"E, ALONG THE EAST LINE THEREOF, 411.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 01°03'37"E, 348.03 FEET; THENCE S. 88°12'24"W, 689.06 FEET; THENCE N. 01°10'25"W, 348.03 FEET; THENCE N. 88°12'24"E, 689.39 FEET TO THE POINT OF BEGINNING COLUMBIA COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY 30.0 FEET THEREOF.

TOGETHER WITH A 60.0 FEET INGRESS AND EGRESS ACCESS LYING 30.0 FEET RIGHT AND 30.0 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE RADIUS POINT OF THE CUL-DE-SAC AT THE SOUTH END OF CHURCHILL ROAD AS SHOWN ON THE PLAT OF "ENGLISH ACRES" AS RECORDED IN PLAT BOOK 4, PAGE 24, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S. 88°43'13"W, ON A PERPENDICULAR TO SAID CENTERLINE, 20.0 FEET FOR A POINT OF BEGINNING OF SAID ACCESS; SAID POINT BEING THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.0 FEET, AN INCLUDED ANGLE OF 74°59'43", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 301.05 FEET TO A POINT OF REVERSE CURVE WHOSE RADIUS IS 230.0 FEET, AN INCLUDED ANGLE OF 74°53'21", THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 300.62 FEET; THENCE S. 01°10'25"E, 317.10 FEET TO AN INTERSECTION OF CENTERLINE HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE S. 01°10'25"E, ALONG SAID CENTERLINE, 560.90 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 194.41 FEET, AN INCLUDED ANGLE OF 52°12'30", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 177.15 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 218.11 FEET, AN INCLUDED ANGLE OF 43°37'40", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 166.08 FEET; THENCE S. 09°45'15"E, 123.50 FEET; THENCE S. 04°07'02"W, 466.25 FEET; THENCE S. 05°53'00"E, 286.42 FEET TO THE END OF SAID CENTERLINE AND THE TERMINATION OF SAID ACCESS. SAID POINT BEING THE RADIUS PART OF A 50.0 FEET CUL-DE-SAC. ALSO, BEGIN AT POINT "A" AS AFOREMENTIONED AND RUN S. 88°12'24"W, 689.0 FEET TO THE RADIUS POINT OF A 50.0 FEET CUL-DE-SAC TO THE POINT OF TERMINATION OF THIS CENTERLINE.