


THIS INSTRUMENT PREPARED BY:  
JEROME E. CARTER, JR.  
582 SW EMERALD STREET  
LAKE CITY, FL 32024

Inst: 202512015368 Date: 07/10/2025 Time: 2:56PM  
Page 1 of 2 B: 1544 P: 718, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy Clerk Doc Stamp-Deed: 0.70

**GRANT OF PERPETUAL  
INGRESS AND EGRESS EASEMENT**

THIS GRANT OF PERPETUAL INGRESS AND EGRESS EASEMENT ("Grant of Easement") is made and entered into this 9<sup>th</sup> day of July 2025, by and between **Tineka G. English**, hereinafter called the "grantor", to **Jerome E. Carter, Jr.**, hereinafter called the grantee.: (Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors, and assigns of the same)

- A. WHEREAS, Grantor is the owner in fee simple of the property situated in Columbia County, Florida:
- B. WHEREAS, Grantee is the owner in fee simple of the property situated in Columbia County, Florida, described as follows ("Grantee's Property")

Blocks 28 and 33, Columbia City, along with the adjacent abandoned road right of ways being more particularly described as follows: Commence at the SE corner of lot 15 of "Pecan Acres" as per the plot thereof recorded in plot book 5, page 46 of the public records of Columbia County, Florida.

1. Grantor grants unto Grantee, its successors and assigns forever for the purposes hereinafter stated, the following described as a Perpetual Ingress and Egress Easement situate, lying and being in Columbia County, Florida, subject to the terms and conditions hereinafter set forth below:

15 feet driveway going west of SW Ziegler Ter, going through block 34 for 250 feet for access to adjacent block 33

2. Grantor hereby permanently grants, sets over, conveys, and delivers to Grantee, its successors and assigns, the rights, privileges and easement for the purpose of ingress and egress to serve, enter, exit, approach, and otherwise access the Easement Parcel solely for access to Grantee property through the Easement Parcel.

This Easement shall be appurtenant to and run with the land, shall be a reservation and condition running with the Grantor's property and Grantee's property, and shall be forever and perpetually binding upon the parties hereto, their respective successors and assigns, and all those persons or entities acquiring right, title, or interest in the Grantor's property and Grantee's property, by, through, or under Grantors and Grantees.

Signed, sealed and delivered in the presence of

Witness Signatures:

Printed Name: Gloria Carter

Witness Address: 582 SW Emerald St  
Lake City, FL 32024

Tineka G. English  
Name: Tineka G. English

Address: 285 SW Pheasant Way, Lake City, Florida 32024

Witness Signature: J. Carter

Printed Name: Trineshia Carter

Witness Address: 521 SE Monroe St  
Lake City FL 32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9<sup>th</sup> day of July 2025 by Tineka G. English, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Sheena W. Carter

Signature of Notary

Printed Name: SHEENA W. CARTER

My commission expires: FEBRUARY 8, 2028

