

Inst: 202312023019 Date: 12/08/2023 Time: 10:20AM
Page 1 of 2 B: 1504 P: 414, James M Swisher Jr, Clerk of Court
Columbia, County, By: DN
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel Identification No 25-3S-15-00214-001

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

This indenture made the 6 day of December, 2023 between TLC Ministries, Inc, a Florida Corporation, whose post office address is PO BOX 3806, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Melinda C. Jones, Trustee of Barbara C. Albright Revocable Living Trust Dated January 4, 2017, whose post office address is 346 SW Scenic Ct, Lake City, FL 32038, of the County of Columbia, State of Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Begin at the Northeast Corner of West Half of Southeast Quarter of Northeast Quarter of Section 25, Township 3 South, Range 15 East, Columbia County, Florida, and run thence S 89°59'18" West, along the North line of said Southeast Quarter of Northeast Quarter, a distance of 525.18 feet; thence South 14°00'45" East, 482.72 feet, thence South 89°36'14" East, 405.04 feet to the East line of said West half of Southeast Quarter of Northeast Quarter; thence North 00°23'46" East along said East line, 471.27 feet to the Point of Beginning.

Together with a perpetual, non-exclusive 30.00 foot ingress, egress and utility easement lying West of and contiguous to the following described line; to-wit: Commence at the Northeast Corner of the West Half of the Southeast Quarter of the Northeast Quarter of Section 25, Township 3 South, Range 15 East, Columbia County, Florida, and run thence South 00°23'46" West along the East line of said West Half, 471.27 feet to the POINT OF BEGINNING of said easement line; thence continue S 00°23'46" West, 482.84 feet; thence South 28°53'43" West, 282.33 feet to a point on the North right-of-way line of U.S. Highway 90 and the Point of Termination of said easement line. The West line of this easement is to be shortened or extended to create a continuous, 30.00 foot wide corridor for ingress and egress from the North right-of-way line of U.S. Highway 90 to the South line of the subject property.