

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-10334

Inst: 202112002892 Date: 02/18/2021 Time: 3:15PM
Page 1 of 3 B: 1430 P: 1800, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed
Individual to Individual

THIS WARRANTY DEED made the 3rd day of February 2021, Mark S. Nodes and Patricia Lynn Nodes, his wife, hereinafter called the grantor, to Stephanie Sullivan, and her husband, Brett Sullivan, whose address is: 904 SW Paul Pearce Lane, Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The above Grantee is the Daughter and Son-in-Law of Grantor herein:

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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

Signed, sealed and delivered in our presence:

Hannah Mansukhani
Witness:
Hannah Mansukhani
Printed Name:

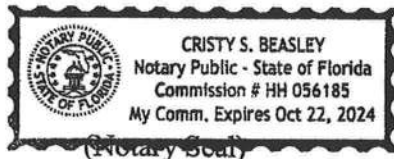
Mark S. Nodes
Mark S. Nodes

Cristy S. Beasley
Witness:
Cristy S. Beasley
Printed Name:

Patricia Lynn Nodes
Patricia Lynn Nodes

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of February 2021, by Mark S. Nodes and Patricia Lynn Nodes, his wife personally known to me or, if not personally known to me, who produced FLDL as identification.



Cristy S. Beasley
Notary Public

ATT 10334

Exhibit "A"

BEGIN AT THE SW CORNER OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°15'44" W, 427.37 FEET; THENCE N 89°02'57" E, 200.01 FEET; THENCE S.00°15'44" E, 138.01 FEET; THENCE N.89°02'57" E, 459.28 FEET TO THE EAST LINE OF SAID SECTION 20; THENCE S.00°13'15" E, ALONG SAID EAST LINE OF SECTION 20, 289.36 FEET TO THE SE CORNER OF SAID SE 1/4 OF SE 1/4 OF NE 1/4; THENCE S.89°02'57" W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SE 1/4 OF NE 1/4, 659.09 FEET TO THE POINT OF BEGINNING.



Inst: 202112003169 Date: 02/22/2021 Time: 3:48PM
Page 1 of 3 B: 1430 P: 2524, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

GRANT OF EASEMENT

STATE OF FLORIDA
COUNTY OF Columbia

THIS INDENTURE made and entered into this 22nd day of February, 2021, by Loretta Dicks, F/K/A Loretta Ann Little and her husband, Kevin Dicks, and Jeffrey Bundick Jr., a single man, and Amanda Hillard, a single woman, as Grantors and Stephanie Sullivan and her husband, Brett Sullivan, as Grantees:

WHEREAS, the Grantors is seized in fee simple and in possession of lands lying in Section 20, Township 5 South, Range 17 East, Columbia County, Florida, and that particular portion of it described below:

THE WEST 30.00 FEET OF THE NE 1/4 OF SE 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AS LIES SOUTH OF THE EXISTING SW PAUL PEARCE LANE MAINTAINED RIGHT-OF-WAY LINE.

AND WHEREAS, Grantee is seized in fee simple of a parcel of land contiguous to the land of Grantors; and

WHEREAS, Grantors have agreed in consideration of the sum of One Dollar, and other good and valuable consideration, to grant the Grantee and all other persons claiming by, through or under Grantee, or either of them, or their heirs, assigns or legal representatives by virtue of any deeds or conveyances describing land located in Section 20, Township 5 South, Range 17 East, County of Columbia, State of Florida, an easement for ingress and egress and/ or right of way over the land described, for the purposes and in the manner expressed below:

NOW THIS INDENTURE WITNESSETH:

That, in pursuance of this agreement and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is acknowledged, Grantors grants unto Grantee, their heirs and assigns, and to all others likely situated as above described, and their heirs and assigns:

Full and free right and liberty for them and their tenants, servants, visitors and licensees, in common with all persons having the like right, at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantee and those likely situated for whatever purpose, the land from time to time lawfully may be used and enjoyed, (1) To install any type of utility line for the purpose of transporting water and or sewer, along with the right of way along said easement. (2) Build, maintain and or construct a roadway. (3) Right to use said easement to maintain any utility lines, under and across said property. (4) Right of Ingress, Egress and Regress to and from said property.

TO HAVE AND TO HOLD the easement hereby granted unto Grantee, their heirs and assigns, and those likely situated as described above, and their heirs and assigns, as appurtenant to the land of the Grantee and those likely situated and every part of it.

IT IS UNDERSTOOD that the easement is given upon the express understanding and condition that it may be used by Grantors, their heirs, executors, administrators and assigns, in conjunction with the use of Grantee, their heirs, and assigns and others likely situated, and their heirs and assigns.

IT IS FURTHER UNDERSTOOD that neither Grantors no Grantee, their heirs, assigns and tenants in no way will be bound to improve, maintain or construct a roadway or to keep in repair; nor does Grantors or Grantee, their heirs and assigns, assume any liability or responsibility to one another or any person using the land by invitation, expressed or implied, or by reason of any business conducted with either party, their heirs and assigns, or otherwise.

IN WITNESS WHEREOF, Grantors the day and year first above written, Signed, Sealed and delivered in the presence of:

[Signature]
Witness #1

Paul Hook
Witness #2

Loretta Dicks
Loretta Dicks, F/K/A Loretta Ann Little

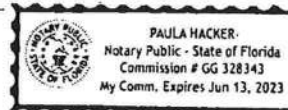
Kevin Dicks
Kevin Dicks

STATE OF FLORIDA

COUNTY OF Columbia

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared by means of physical presence, Loretta Dicks, F/K/A Loretta Ann Little and her husband, Kevin Dicks, known to me to be the persons who executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this 20th day of February, 2021.

Paul Hook
NOTARY PUBLIC
My Commission Expires
(Seal)



IN WITNESS WHEREOF, Grantors the day and year first above written, Signed, Sealed and delivered in the presence of:

James B. Bundick
Witness #1

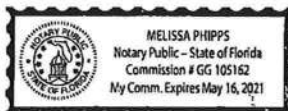
Joe Chirino
Witness #2

Jeffrey Bundick Jr
Jeffrey Bundick, Jr.

STATE OF FLORIDA

COUNTY OF Suwannee

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared by means of physical presence, Jeffrey Bundick, Jr, a single man, known to me to be the persons who executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this 16th day of February, 2021.



Melissa Phipps
NOTARY PUBLIC
My Commission Expires
(Seal)

Hannah Mansukhani
Witness #1

Cristy S. Beasley
Witness #2

Amanda J. Hillard
Amanda Hillard

STATE OF FLORIDA

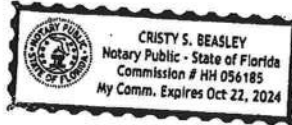
COUNTY OF Columbia

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared by means of physical presence, Amanda Hillard, a single woman, known to me to be the persons who executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this 10th day of February, 2021.

Cristy S. Beasley

NOTARY PUBLIC

My Commission Expires
(Seal)



GRANT OF EASEMENT

STATE OF FLORIDA

COUNTY OF Columbia

Inst: 202112003168 Date: 02/22/2021 Time: 3:48PM
Page 1 of 2 B: 1430 P: 2522, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

THIS INDENTURE made and entered into this 22nd day of February, 2021, by Mark Nodes and his wife, Patricia Nodes, as Grantor and Stephanie Sullivan and her husband, Brett Sullivan, as Grantee:

WHEREAS, the Grantors is seized in fee simple and in possession of lands lying in Section 20, Township 5 South, Range 17 East, Columbia County, Florida, and that particular portion of it described below:

The East 60 Feet as lies East of the Following Described Line: Commence at the SW Corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 5 South, Range 17 East, Columbia County, Florida and run N. $00^{\circ}15'44''$ W., 427.37 feet to the POINT OF BEGINNING of said line; Thence continue N. $00^{\circ}15'44''$ W., 236.79 feet to the NW Corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and to the POINT OF TERMINATION of said line.

AND WHEREAS, Grantee is seized in fee simple of a parcel of land contiguous to the land of Grantors; and

WHEREAS, Grantors have agreed in consideration of the sum of One Dollar, and other good and valuable consideration, to grant the Grantee and all other persons claiming by, through or under Grantee, or either of them, or their heirs, assigns or legal representatives by virtue of any deeds or conveyances describing land located in Section 20, Township 5 South, Range 17 East, County of Columbia, State of Florida, an easement for ingress and egress and/ or right of way over the land described, for the purposes and in the manner expressed below:

NOW THIS INDENTURE WITNESSETH:

That, in pursuance of this agreement and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is acknowledged, Grantors grants unto Grantee, their heirs and assigns, and to all others likely situated as above described, and their heirs and assigns:

Full and free right and liberty for them and their tenants, servants, visitors and licensees, in common with all persons having the like right, at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantee and those likely situated for whatever purpose, the land from time to time lawfully may be used and enjoyed, (1) To install any type of utility line for the purpose of transporting water and or sewer, along with the right of way along said easement. (2) Build, maintain and or construct a roadway. (3) Right to use said easement to maintain any utility lines, under and across said property. (4) Right of Ingress, Egress and Regress to and from said property.

TO HAVE AND TO HOLD the easement hereby granted unto Grantee, their heirs and assigns, and those likely situated as described above, and their heirs and assigns, as appurtenant to the land of the Grantee and those likely situated and every part of it.

IT IS UNDERSTOOD that the easement is given upon the express understanding and condition that it may be used by Grantors, their heirs, executors, administrators and assigns, in conjunction with the use of Grantee, their heirs, and assigns and others likely situated, and their heirs and assigns.

IT IS FURTHER UNDERSTOOD that neither Grantors no Grantee, their heirs, assigns and tenants in no way will be bound to improve, maintain or construct a roadway or to keep in repair; nor does Grantors or Grantee, their heirs and assigns, assume any liability or responsibility to one another or any person using the land by invitation, expressed or implied, or by reason of any business conducted with either party, their heirs and assigns, or otherwise.

IN WITNESS WHEREOF, Grantors the day and year first above written, Signed, Sealed and delivered in the presence of:

Phyllis M. Paulatti

Witness #1

Cristy S. Beasley

Witness #2

Mark Nodes

Mark Nodes

Patricia Nodes

Patricia Nodes

STATE OF FLORIDA

COUNTY OF Columbia

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared by means of physical presence, Mark Nodes and his wife, Patricia Nodes, known to me to be the persons who executed the foregoing instrument. WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of February, 2021.

Cristy S. Beasley

NOTARY PUBLIC

My Commission Expires
(Seal)

