

Prepared by and return to:

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File No 2023-2126

Parcel Identification No 06-7S-16-04145-005 & 06-7S-16-04145-102

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WARRANTY DEED

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

This indenture made the **24th day of February, 2023** between **Brian S. Woodle and Bridget D. Woodle, husband and wife**, whose post office address is **43076 Glade Hill Road, Callahan, FL 32011**, of the County of Nassau, State of Florida, Grantors, to **Richard Fancher, a single person**, whose post office address is **3730 New York 242, Machias, NY 14101**, of the County of Cattaraugus, State of New York, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

PARCEL 1:

PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA. A TRACT OF LAND LYING IN THE EAST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND RUN N 00°57'08" W ALONG THE EAST LINE OF SAID SECTION, 2569.59 FEET TO A CONCRETE MONUMENT, THENCE RUN N 00°57'21" W ALONG SAID EAST LINE, 1284.15 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NE 1/4 OF SAID SECTION, THENCE RUN S 87°39'45" W ALONG SAID NORTH LINE, 1459.79 FEET TO THE CENTERLINE OF A 150 FOOT POWER LINE EASEMENT AND THE POINT OF BEGINNING, THENCE CONTINUE S 87°39'45" W ALONG SAID NORTH LINE, 509.81 FEET, THENCE RUN S 1°05'14" E. 649.36 FEET TO THE CENTERLINE OF A 60 FOOT ACCESS EASEMENT, THENCE RUN N 87°28'20" E ALONG SAID CENTERLINE 912.14 FEET TO THE CENTERLINE OF SAID 150 FOOT POWER LINE EASEMENT, THENCE RUN N 33°19'52" W ALONG SAID CENTERLINE, 753.80 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART RECORDED IN BOOK 1046, PAGE 1160 DESCRIBED AS FOLLOWS: A PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID S 1/2 OF THE NE 1/4 AND RUN N 87°39'45" E. ALONG THE NORTH LINE THEREOF, 676.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.87°39'45" E. 207.47 FEET; THENCE S.01°05'14" E. 210.00 FEET; THENCE S.87°39'45"W., 207.47 FEET; THENCE N.01°05'14"W., 210.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

60 FOOT ACCESS EASEMENT IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

A STRIP OF LAND 60 FEET WIDE, LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE, LYING IN THE EAST HALF OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND RUN S 86°45'53" W ALONG THE SOUTH

LINE OF SAID SECTION 561.24 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THENCE RUN N 01°01'11" W ALONG SAID CENTERLINE, 2512.30 FEET THENCE RUN N 31°19'52" W ALONG SAID CENTERLINE, 820.98 FEET, (PARALLEL TO AND 45 FEET EASTERLY OF THE CENTER OF A POWER TRANSMISSION LINE MEASURED AT RIGHT ANGLES TO THE CENTER OF SAID POWER LINE), THENCE RUN S 87°28'20" W ALONG SAID CENTERLINE, 964.53 FEET TO THE END OF SAID EASEMENT AND CENTERLINE.

AND SUBJECT TO EASEMENTS OF TEN (10) FEET IN WIDTH RUNNING ALONG ALL INTERIOR PARCEL LINES, AND ROAD OR ROAD EASEMENT LINES AND TWENTY (20) FEET IN WIDTH ALONG ALL EXTERIOR PARCEL BOUNDARY LINES FOR THE PURPOSE OF PUBLIC UTILITY UTILIZATION, DRAINAGE, AND/OR INGRESS AND EGRESS.

PARCEL 2:

A PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID S 1/2 OF THE NE 1/4 AND RUN N 87°39'45" E. ALONG THE NORTH LINE THEREOF, 676.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.87°39'45" E. 207.47 FEET; THENCE S.01°05'14" E. 210.00 FEET; THENCE S.87°39'45"W., 207.47 FEET; THENCE N.01°05'14"W., 210.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING SAID EASEMENT LYING 30.00 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE. COMMENCE AT THE NW CORNER OF SAID S 1/2 OF THE NE 1/4 AND RUN N.87°39'45"E., ALONG THE NORTH LINE THEREOF, 676.52 FEET; THENCE S.01°05'14"E., 210.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S.01°05'14"E., 409.35 FEET TO THE POINT OF TERMINATION OF SAID LINE.

ALSO

TOGETHER WITH A 60 FOOT INGRESS AND EGRESS EASEMENT, SAID EASEMENT LYING 30 FOOT ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SE CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 86°45'53" W ALONG THE SOUTH LINE THEREOF, 561.24 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THENCE N 01°01'11" W, 2512.31 FEET; THENCE RUN N 33°19'52" W., 820.98 FEET, THENCE RUN S 87°28'20" W., 964.53 FEET TO THE POINT OF TERMINATION.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

L. Diana Holden

WITNESS

PRINT NAME: L. Diana Holden

Bailey Woodle

WITNESS

PRINT NAME: Bailey Woodle

Brian S. Woodle

Brian S. Woodle

Bridget D. Woodle

Bridget D. Woodle

STATE OF FLORIDA

COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 21st day of February, 2023, by Brian S. Woodle and Bridget D. Woodle.

Laura M. Marino

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ✓ OR Produced Identification: _____

Type of Identification

Produced: FL ID W340064805130

