



Prepared by and return to:

Carol Diuguid

Haile Title Company

4739-B NW 53rd Avenue

Gainesville, FL 32653

(352) 371-6264

File No HT-22-133

Doc 500

Parcel Identification No

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the **April 22, 2022** between **Cynthia Parks and Rick Parks, wife and husband**, whose post office address is **265 Southwest Bay Place, Fort White, FL 32038**, grantor, to **Christopher S. Senter and Courtney W. Senter, husband and wife**, whose post office address is **24366 Northwest 191st Avenue, High Springs, FL 32643**, Grantees:

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

**See Exhibit "A"**

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

**Subject to** taxes for **2022** 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 Grantees 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.

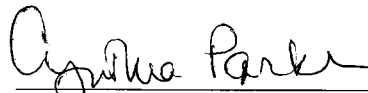
**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

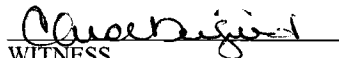


WITNESS

PRINT NAME: Daniel R. Monteau



Cynthia Parks



WITNESS

PRINT NAME: Carol Duguid



Rick Parks

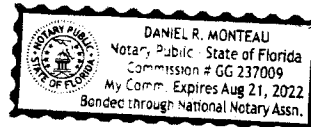
STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 20 day of April, 2022, by Cynthia Parks and Rick Parks.



Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: Driver's License

**Exhibit "A"**  
**Property Description**

**Descriptions Parcel 18**

A part of the West 1/2 of Section 31, Township 7 South, Range 17 East, being more particularly described as follows: commence at the Northwest corner of said Section 31, and run thence South 01 degrees 04'10" East, along the West line of said Section 31 a distance of 1257.49 feet to the point of beginning; thence continue South 01 degrees 41'10" East, along said West line a distance of 547.50 feet; thence North 88 degrees 18'50" East, a distance of 814.42 feet; thence North 01 degrees 45'20" West, a distance of 359.61 feet to the point of curvature of a curve to the left having a radius of 105.00 feet, a central angle of 42 degrees 33'27", a tangent length of 40.89 feet, a chord bearing of North 23 degrees 02'04" West, and a chord length of 76.21 feet; thence along the arc of said curve, an arc length of 77.99 feet to the point of tangency of said curve; thence North 44 degrees 18'47" West, a distance of 64.09 feet to the point of curvature of a curve to the right, having a radius of 200.00 feet, a central angle of 23 degrees 27'04", a tangent length of 41.51 feet, a chord bearing of North 32 degrees 35'16" West and a chord length of 81.29 feet; thence along the arc of said curve, an arc length of 81.86 feet to the end of said curve; thence South 88 degrees 18'50" West, a distance of 701.10 feet to the point of beginning, Columbia County, Florida.

Together with and subject to the following easements:

**Easement 1:**

An easement for ingress and egress, being 60 feet in width and lying 30 feet to the left and 30 feet to the right, as measured perpendicular to the following described centerline: commence at the NE corner of the Northwest 1/4 of Section 31, Township 7 South, Range 17 East, Columbia County, Florida and run thence South 87 degrees 14'55" West., along the north line of said Section 31, a distance of 737.64 feet to a point on the Southerly right-of-way line of a county maintained grade road, said point being the point of beginning; thence South 01 degrees 47'48" East, a distance of 114.27 feet to the point of curvature of a curve to the left having a radius of 230.00 feet, a central angle of 55 degrees 09'08", a tangent length of 120.12 feet, a chord bearing of South 29 degrees 22'22" East, and a chord length of 212.95 feet; thence along the arc of said curve, an arc distance of 221.39 feet to a point of reverse curve of a curve to the right, having a radius of 170.00 feet, a central angle of 72 degrees 58'42", a tangent length of 125.74 feet, a chord bearing of South 20 degrees 27'35" East, and a chord length of 202.19 feet; thence along the arc of said curve, an arc distance of 216.53 feet; thence South 16 degrees 01'48" West, a distance of 282.20 feet to a point hereinafter referred to as point "a", said point also being the point of curvature of a curve to the left, having a radius of 300.00 feet, a central angle of 16 degrees 57'20", a tangent length of 44.72 feet, a chord bearing of South 07 degrees 33'06" West, and a chord length of 88.46 feet; thence along the arc of said curve, an arc distance of 88.78 feet; thence South 00 degree 55'34" East, a distance of 223.29 feet to the point of curvature of a curve to the left having radius of 270.00 feet, a central angle of 09 degrees 29'10", a tangent length of

22.40 feet, a chord bearing of South 05 degrees 40'09" East, and a chord length of 44.65 feet; thence along the arc of said curve, an arc distance of 44.70 feet; thence South 10 degrees 24'44" East, a distance of 143.54 feet to the point of curvature of a curve to the right, having a radius of 330.00 feet, a central angle of 15 degrees 15'21", a tangent length of 44.19 feet, a chord bearing of South 02 degrees 47'03" East, and a chord length of 87.61 feet; thence along the arc of said curve, an arc distance of 87.87 feet; thence South 04 degrees 50'37" West, a distance of 125.00 feet to a point hereinafter referred to as point "b"; thence continue South 04 degrees 50'37" West, a distance of 58.27 feet to the point of curvature of a curve to the left, having a radius of 80.00 feet, a central angle of 25 degrees 22'17", a tangent length of 18.01 feet, a chord bearing of South 07 degrees 50'32" East, and a chord length of 35.14 feet; thence along the arc of said curve, an arc distance of 35.43 feet; thence South 20 degrees 31'41" East, a distance of 284.45 feet to the point of curvature of a curve to the right, having a radius of 300.00 feet, a central angle of 19 degrees 54'39", a tangent length of 52.66 feet, a chord bearing of South 10 degrees 34'21" East, and a chord length of 103.73 feet; thence along the arc of said curve, an arc distance of 104.25 feet; thence South 00 degree 37'02" East, a distance of 172.66 feet to a point hereinafter referred to as point "c"; thence continue South 00 degrees 37'02" East, a distance of 266.23 feet to the point of curvature of a curve, having a radius of 150.00 feet, a central angle of 47 degrees 58'58", a tangent length of 66.78 feet, a chord bearing of South 23 degrees 22'27" West, and a chord length of 121.98 feet; thence along the arc of said curve an arc distance of 125.62 feet; thence South 47 degrees 21'56" West, a distance of 70.00 feet to the point of curvature of a curve to the left, having a radius of 150.00 feet, a central angle of 58 degrees 35'13", a tangent length of 84.15 feet, a chord bearing of South 18 degrees 04'19" West, and a chord length of 146.78 feet; thence along the arc of said curve, an arc distance of 153.38 feet; thence South 11 degrees 13'17" East, a distance of 205.89 feet to the point of curvature of a curve to the right, having a radius of 150.00 feet, a central angle of 43 degrees 09'40", a tangent length of 59.33 feet, a chord bearing of South 10 degrees 21'33" West, and a chord length of 110.34 feet; thence along the arc of said curve, an arc distance of 113.00 feet; thence South 31 degrees 56'23" West, a distance of 183.67 feet to the point of curvature of a curve to the left, having a radius of 330.00 feet, a central angle of 12 degrees 59'20", a tangent length of 37.57 feet, a chord bearing of South 25 degrees 26'43" West, and a chord length of 74.65 feet; thence along the arc of said curve, an arc distance of 74.81 feet to a point hereinafter referred to as point "d", said point being a point of termination of said centerline. Thence begin at the aforementioned point "a" and run thence North 81 degrees 32'45" East, a distance of 701.09 feet; thence North 87 degrees 14'29" East, a distance of 627.20 feet to the radius point of a 50 foot cul-de-sac, having 25.00 foot radius returns, said point being a point of termination of said centerline. thence begin at aforementioned point "b", and run thence South 84 degrees 04'22" West, a distance of 140.14 feet to the point of curvature of a curve to the right, having a radius of 300.00 feet, a central angle of 29 degrees 28'54", a tangent length of 78.93 feet, a chord bearing of North 81 degrees 11'11" West, and a chord length of 152.67 feet; thence along the arc of said curve, an arc distance of 154.37 feet; thence North 66 degrees 26'45" West, a distance of 156.72 feet to the point of curvature of a curve to the left, having a radius of 330.00 feet, a central angle of 26 degrees 53'38", a tangent length of 78.90 feet, a chord bearing of North 79 degrees 53'33" West, and a chord length of 153.48 feet; thence along the arc of said curve, an arc distance of 154.90 feet; thence South 86 degrees 39'38" West, a distance of 616.14 feet to a point hereinafter referred to as point "e"; thence North 44 degrees

18'47" West, a distance of 17.12 feet to the point of curvature of a curve to the right, having a radius of 200.00 feet, a central angle of 42 degrees 37'37", a tangent length of 78.03 feet, a chord bearing of North 22 degrees 59'59" West, and a chord length of 145.39 feet; thence along the arc of said curve, an arc distance of 148.80 feet; thence North 01 degrees 41'10" West, a distance of 565.91 feet to the radius point of a 50 foot cul-de-sac, having 25.00 foot radius returns, said point being a point of termination of said centerline; thence returning to the aforementioned point "e", run thence South 44 degrees 18'47" East, a distance of 46.97 feet to the point of curvature of a curve to the right, having a radius of 105.00 feet, a central angle of 42 degrees 33'27", a tangent length of 40.89 feet, a chord bearing of South 23 degrees 02'04" East, and a chord length of 76.21 feet; thence along the arc of said curve, an arc distance of 77.99 feet; thence South 01 degrees 45'20" East, a distance of 1970.74 feet to the radius point of a 50 foot cul-de-sac, having 25.00 foot radius returns, said point being a point of termination of said centerline; thence begin at the aforementioned point "c", and run thence North 85 degrees 13'54" East, a distance of 93.53 feet to the point of curvature of a curve to the left, having a radius of 300.00 feet, a central angle of 13 degrees 51'33", a tangent length of 36.46 feet, a chord bearing of North 78 degrees 18'07" East, and a chord length of 72.39 feet; thence along the arc of said curve, an arc length of 72.57 feet; thence North 71 degrees 22'21" East, a distance of 354.70 feet; thence North 77 degrees 56'34" East, 62.17 feet; thence South 66 degrees 25'47" East, a distance of 207.86 feet; thence South 89 degrees 03'47" East, 142.06 feet; thence North 87 degrees 13'37" East, a distance of 301.36 feet to the radius point of a 50 foot cul-de-sac, having 25.00 foot radius returns, said point being a point of termination of said centerline, thence begin at the aforementioned point "d" and run thence North 71 degrees 02'57" West, a distance of 6.24 feet; thence South 19 degrees 16'58" West, a distance of 21.70 feet; thence South 72 degrees 18'51" East, a distance of 780.47 feet to the point of curvature of a curve to the left, having a radius of 500.00 feet, a central angle of 20 degrees 27'26", and a tangent length of 90.22 feet, a chord bearing of South 82 degrees 32'34" East, and a chord length of 177.58 feet; thence along the arc of said curve, an arc distance of 178.52 feet; thence North 87 degrees 13'43" East, a distance of 541.28 feet to the radius point of a 50 foot cul-de-sac, having 25.00 foot radius return, said point being the point of termination of said centerline.

**Easement 2:**

Also: an easement over and across the following described parcel: begin at the aforementioned point "d" and run thence North 71 degrees 02'57" West, a distance of 26.24 feet; thence South 19 degrees 16'56" West, a distance of 1823.87 feet; thence South 70 degrees 43'02" East, a distance of 64.05 feet; thence North 27 degrees 25'42" East, a distance of 40.56 feet; thence North 18 degrees 54'40" East, a distance of 631.89 feet; thence North 70 degrees 43'02" West, a distance of 25.70 feet; thence North 19 degrees 16'58" East, a distance of 1152.07 feet; thence North 71 degrees 02'57" West, a distance of 13.76 feet to the point of beginning.