

When recorded return to:

417 NW Chimera Glen
Lake City, FL 32055

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantors' name and address is: ,
as selves
Michael Bradford & Christine 417 NW Chimera Glen
Machelle Bedenbaugh Lake City, FL 32055
The word "I", "me", or "us" as hereafter used means the Grantors.

2. IDENTIFICATION OF GRANTEE

"Life Estate Grantee's" name and address are:
Michael Bradford & Christine Machelle Selves
Bedenbaugh
417 NW Chimera Glen, Lake City, FL 32055

Life Estate Grantee's tax identification number is: xxx-xx-____ & xxx-xx-____
"Remainder Grantee's" name and address are: Grantee's and their successors-in-trust
as Trustees of the Michael Bradford &
Christine Machelle Bedenbaugh
Revocable Living Trust dated the 12th
day of April 2024.

Remainder Grantee's tax identification number is: xxx-xx-____ & xxx-xx-____

The word "you" as hereafter used means the Grantees as Trustees of the Michael Bradford & Christine Machelle Bedenbaugh Revocable Living Trust dated the 12h day of April 2024 with power to protect, conserve, sell, lease, encumber, manage and dispose of the hereafter identified Real Property."

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Per the attached legal description, subject to all applicable statutes and regulations of County of Columbia, State of Florida, both statutory and equitable.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5 which I have received, I grant, bargain, sell and convey to the Life Estate Grantee a life estate in and to the Real Property and to the Remainder Grantee, the Real Property, to have and hold in fee simple forever, subject, however, to the life estate hereby granted to the Life Estate Grantee.

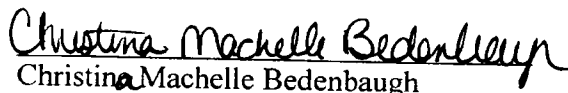
7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any.

Executed on this 12th day of April 2024.



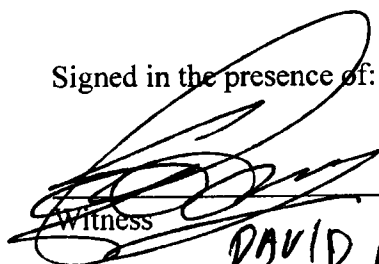
Michael Bradford Bedenbaugh



Christina Machelle Bedenbaugh

Signed in the presence of:

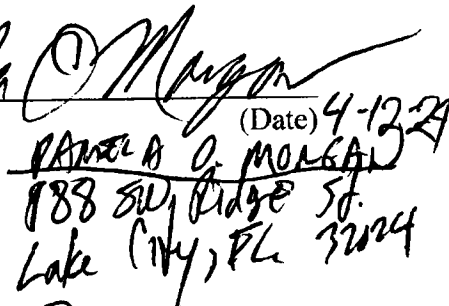
Signed in the presence of:


Witness

04-12-2024
(Date) Witness

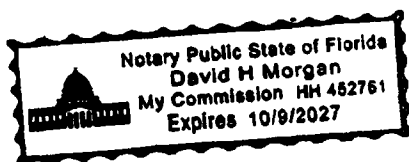
DAVID H. MORGAN
988 SW Ridge St, Lake City, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA


(Date) 4-12-24
PAMELA A. MORGAN
988 SW Ridge St.
Lake City, FL 32024

The foregoing instrument was acknowledged before me this 12th day of April 2024, by _____, who is personally known to me or has produced _____ as identification.


Notary Public - State of Florida



This deed drafted without the aid of survey or title search.
Grantor(s) supplied the legal description and assume(s)
responsibility for accuracy.

10.5-
70
11.20

WARRANTY DEED

THIS INDENTURE, Made this 21st day of October, 2002, between MICHAEL J. BEDENBAUGH and BETTY H. BEDENBAUGH, his wife, whose post office address is Route 17, Box 2088, Lake City, Florida 32055, Grantors, and MICHAEL BRADFORD BEDENBAUGH and CHRISTINA BEDENBAUGH, his wife, social security numbers [REDACTED] and [REDACTED] whose post office address is Route 17, Box 2090, Lake City, Florida 32055, Grantees,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

See Schedule "A" attached hereto and by this reference incorporated herein.

SUBJECT TO: Taxes for 2002 and subsequent years; restrictions and easements of record; and easements shown by the plat of said property.

Tax Parcel No. 19-3S-16-02184-002 (cutout)

And said Grantors do 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 their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Eddie M. Anderson
Print Name: Eddie M. Anderson

Michelle Vaughn
Print Name: Michelle Vaughn
Witnesses as to Grantors

Michael J. Bedenbaugh
MICHAEL J. BEDENBAUGH
Betty H. Bedenbaugh
BETTY H. BEDENBAUGH

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of October, 2002, by MICHAEL J. BEDENBAUGH and BETTY H. BEDENBAUGH. They are personally known to me or have produced drivers licenses as identification.

(Notarial Seal)



Michelle Vaughn
Commission # CC 956240
Expires Aug. 17, 2004
Bonded Thru
Atlantic Bonding Co., Inc.

Michelle Vaughn
Print Name: Michelle Vaughn
Notary Public
My Commission Expires:

Inst:2002020785 Date:10/22/2002 Time:11:43

Doc Stamp-Deed : 0.70

MCK DC, P. DeWitt Cason, Columbia County B:965 P:670

SCHEDULE A to Warranty Deed

Bedenbaugh to Bedenbaugh

PARCEL 'A'

BEGIN AT THE NE CORNER OF SE 1/4 OF NW 1/4, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.00°27'16"E., ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4, 662.37 FEET; THENCE S.88°14'26"W., 355.00 FEET; THENCE N.00°25'53"E., 664.44 FEET; THENCE N.88°31'59"E., 344.69 FEET TO THE POINT OF BEGINNING; PARCEL CONTAINS 5.21 ACRES, MORE OR LESS.

Together with and including a perpetual, non-exclusive easement for pedestrian and vehicular ingress and egress over and across the two following described parcels:

EASEMENT 'A'

A 30 FOOT EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SE CORNER OF SE 1/4 OF NW 1/4, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; RUN THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF NW 1/4, S.88°14'26"W., 690.00 FEET TO THE POINT OF BEGINNING; RUN THENCE N.00°25'34"W., 30.00 FEET; RUN THENCE S.88°14'26"W., 695.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF S.R. 135; RUN THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°12'26"W., 30.00 FEET TO THE SOUTH LINE OF SE 1/4 OF NW 1/4; RUN THENCE ALONG SAID SOUTH LINE, N.88°14'26"E., 695.37 FEET TO THE POINT OF BEGINNING. CONTAINING 0.48 ACRES, MORE OR LESS, ALL LYING AND BEING IN THE SE 1/4 OF NW 1/4, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

And

EASEMENT 'C'

A 30 FOOT EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE NE CORNER OF SE 1/4 OF NW 1/4, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.00°27'16"E., ALONG THE EAST LINE OF THE SE 1/4 OF THE NW 1/4, 662.37 FEET; THENCE S.88°14'26"W., 355.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88°14'26"W., 325.01 FEET; THENCE S.00°26'20"E., 411.14 FEET; THENCE S.85°24'56"W., 52.00 FEET; THENCE N.00°39'19"W., 30.07 FEET; THENCE N.85°24'56"E., 28.03 FEET; THENCE N.00°26'20"W., 412.59 FEET; THENCE N.88°14'26"E., 355.47 FEET; THENCE S.00°25'53"W., 30.02 FEET TO THE POINT OF BEGINNING.

Inst:2002020786 Date:10/22/2002 Time:11:43

Doc Stamp-Deed : 0.70

MLK DC, P. DeWitt Cason, Columbia County B:965 P:671 70

WARRANTY DEED

THIS INDENTURE, Made this 19th day of October, 2002, between JACQUELYN B. MILLARD, formerly known as JACQUELYN B. COX, who does not reside on the property, whose post office address is Route 17, Box 2086, Lake City, Florida 32055, Grantor, and MICHAEL BRADFORD BEDENBAUGH and CHRISTINA BEDENBAUGH, his wife, social security numbers [REDACTED] and [REDACTED] whose post office address is Route 17, Box 2090, Lake City, Florida 32055, Grantees,

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, a perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress over and across the following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

A 30 foot easement over and across the following described parcel: Commence at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 19, Township 3 South, Range 16 East, Columbia County, Florida; run thence along the South line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, S 88°14'26" W 680.00 feet; thence run N 00°25'34" W 30.00 feet; thence S 88°15'42" W 21.02 feet to the point of beginning; thence continue S 88°15'42" W 30.01 feet; thence N 00°39'19" W 214.75 feet; thence N 85°24'56" E 30.07 feet; thence S 00°39'19" E 216.28 feet to the point of beginning.

SUBJECT TO: Taxes for 2002 and subsequent years; restrictions and easements of record; and easements shown by the plat of said property.

Tax Parcel No. 19-3S-16-02184-001 (cutout)

And said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

x Derrick Tuell
Print Name: DERRICK TUELL

Mary B. Hamilton
Print Name: Mary B. Hamilton
Witnesses as to Grantor

Jacquelyn B. Millard
JACQUELYN B. MILLARD

STATE OF FLORIDA
COUNTY OF COLUMBIA