

PREPARED BY & RETURN TO:

Name: Jennifer L. Pollock

Address: PO BOX 455 HIGH SPRINGS,
FL 32643

Parcel No.: 09974-314

Inst: 202112003275 Date: 02/23/2021 Time: 1:33PM
Page 1 of 2 B: 1431 P: 54, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 23 day of February, 2021, by **DANIEL B. POLLOCK** and **MELISSA E. POLLOCK, HIS WIFE, FKA MELISSA E. KINGSLEY**, hereinafter called the Grantors, to their daughter **JENIFFER L. POLLOCK, A MARRIED WOMAN**, whose post office address is P.O. BOX 455 HIGH SPRINGS, FL 32655, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

See Attached Exhibit A

LEGAL PROVIDED BY GRANTOR

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAKES NO WARRANTIES AGAINST THE SAME.

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

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the 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. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

Jenna A. Bernier
Witness Signature
Printed Name: Jenna A. Bernier

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Daniel B. Pollock L.S.
Name: DANIEL B. POLLOCK
Address: 511 SE DIAMONDBACK GLEN
HIGH SPRINGS, FL 32643

Melissa E. Pollock L.S.
Name: MELISSA E. POLLOCK FKA MELISSA E. KINGSLEY
Address: 511 SE DIAMONDBACK GLEN
HIGH SPRINGS, FL 32643

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of February, 2021, by Daniel B. Pollock and Melissa E. Pollock FKA Melissa E. Kingsland, who are personally known to me or who have produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23



DESCRIPTION PARCEL "A"

A PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 10 AND RUN N.88°21'50"E., ALONG THE NORTH LINE OF SAID SOUTH 1/2, 385.00 FEET; THENCE S.34°23'51", 1200.62 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF A 60.00 FOOT EASEMENT, THENCE N.64°40'50"W., 230.00 FEET ALONG THE NORTH LINE OF SAID 60.00 FOOT EASEMENT; THENCE N.12°00'28"E., 884.61 FEET TO THE SOUTH LINE OF "DOGWOOD ACRES" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 39/39A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.88°21'50"E., ALONG SAID SOUTH LINE, 317.69 FEET; THENCE N.02°08'00"W., 7.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

LESS & EXCEPT PARCEL B:

COMMENCE AT THE NE CORNER OF THE SW 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.02°08'00"E., 7.00 FEET TO THE POINT OF BEGINNING; THENCE S.12°01'03"W., 284.22 FEET; THENCE S.88°22'56"W., 197.24 FEET; THENCE N.61°56'21"W., 121.82 FEET; THENCE N.12°00'28"E., 222.06 FEET; THENCE N.88°21'50"E., 317.69 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT EASEMENT FOR INGRESS AND EGRESS LYING TO THE EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NE CORNER OF THE SW 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.02°08'00"E., 7.00 FEET; THENCE S.42°07'10"W., 382.21 FEET; THENCE N.61°56'21"W., 121.82 FEET TO THE POINT OF BEGINNING; THENCE S.12°00'28"W., 662.55 FEET TO THE POINT OF TERMINATION. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NECESSARY TO FIT THE BOUNDARIES THEREOF.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AN EASEMENT DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 5 OF DOGWOOD ACRES AS PER PLAT BOOK 6 PAGE 39 & 39A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. THENCE RUN N.88°21'56"E., 550.0 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 341.46 FEET AND AN INCLUDED ANGLE OF 33°59'12"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 202.55 FEET TO A POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 281.46 FEET AND AN INCLUDED ANGLE OF 24°33'10"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 166.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.88°23'15"E., 665.86 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 232.34 FEET AND AN INCLUDED ANGLE OF 26°55'55"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 109.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.64°40'50"E., 884.69 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 57.18 FEET AND AN INCLUDED ANGLE OF ALONG THE ARC OF SAID CURVE, 62.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.01°35'25"E., 128.47 FEET TO THE NORTH LINE OF 63°05'25"; THENCE SOUTHEASTERLY THE SE 1/4 OF THE SW 1/4; THENCE N.88°24'35"E. ALONG SAID NORTH LINE, 140.0 FEET, SAID POINT BEING 60.0 FEET N.88°24'35"E. OF THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SW 1/4 AND THE POINT OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 263.33 FEET AND AN INCLUDED ANGLE OF 62°33'59"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 287.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.64°40'50"W., 884.70 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 292.34 FEET AND AN INCLUDED ANGLE OF 26°55'55"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 137.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.88°23'15"W., 665.86 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 341.46 FEET AND AN INCLUDED ANGLE OF 33°59'12"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 202.55 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 281.46 FEET AND AN INCLUDED ANGLE OF 33°59'12"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 166.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.88°21'56"W., 550.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #441; THENCE S.01°52'55" E. ALONG SAID EAST RIGHT-OF-WAY LINE, 60.0 FEET TO THE POINT OF BEGINNING.