

**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE
FEAGLE & FEAGLE, ATTORNEYS, P.A.**
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No 0173248

Inst: 202012015125 Date: 09/16/2020 Time: 3:52PM
Page 1 of 7 B: 1419 P: 1361, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

601.00
70
\$ 61.70

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

WARRANTY DEED

THIS INDENTURE, made this 9th day of September, 2020, between **GEORGE W. RICHARDSON, JR.**, whose mailing address is 294 NW Blue Bird Glen, Wellborn, Florida 32094, parties of the first part, Grantor, and **GEORGE W. RICHARDSON, JR. and CAROL T. RICHARDSON** as Co - Trustees of **THE GEORGE W. RICHARDSON, JR. LIVING TRUST UTD** dated 9th of September, 2020, whose mailing address is 294 NW Blue Bird Glen, Wellborn, Florida 32094, parties of the second part, Grantee,

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

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

TOGETHER WITH all the 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 December 31, 2019.

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

Signed, sealed and delivered
in the presence of:

Teresa M. Ursomarso
Witness

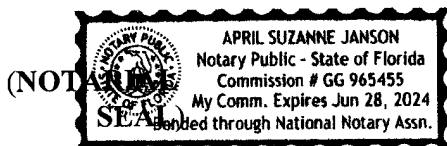
Teresa M. Ursomarso
Print or type name

George W. Richardson, Jr. (SEAL)
GEORGE W. RICHARDSON, JR.

Philip J. Moses, Jr.
Witness
Philip J. Moses, Jr.
Print or type name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9th day of September, 2020, by **GEORGE W. RICHARDSON, JR.**, who is personally known to me or who has produced Florida driver's licenses as identification.



April Suzanne Janson
Notary Public, State of Florida

My Commission Expires: June 28, 2024

Joinder of Spouse

By executing or joining this deed, I, Carol T. Richardson intend to waive homestead rights that would otherwise prevent my spouse George W. Richardson, Jr. from devising the homestead property described in this deed to someone other than me.

CTR
Spouse Initial

Signed, sealed and delivered
in the presence of:

Teresa M. Ursomarso

Witness

Teresa M. Ursomarso

Print or type name

Philip J. Moses, Jr.

Witness

Philip J. Moses, Jr.

Print or type name

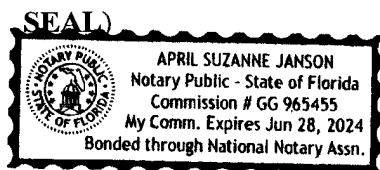
Carol T. Richardson (SEAL)
CAROL T. RICHARDSON

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 9th day of September, 2020, by **CAROL T. RICHARDSON**,
who is personally known to me or who has produced Florida driver's licenses as identification.

April Suzanne Janson
Notary Public, State of Florida

(NOTARIAL



My Commission Expires: June 28, 2024

EXHIBIT "A" TO WARRANTY DEED

PARCEL 1

(Homestead Property)

Begin at the NE corner of Section 13, Township 3 South, Range 15 East, Columbia County, Florida and run S.89°23'42"W., along the North line of said Section 13, 3373.63 feet; thence S.00°34'15"W., 419.92 feet; thence S.89°23'59"W., 629.74 feet to the West line of the NE 1/4 of the NW 1/4; thence S.00°56'06"W., along said West line, 571.86 feet to on the easterly right-of-way line of County Road No. 135, said point being in a curve concave to the Northeast, having a radius of 914.93 feet and an included angle of 56°00'03"; thence run Southeasterly along the arc of said curve an arc distance of 894.25 feet; thence S.56°12'09"E., still along said right-of-way line, 620.91 feet to a point of curve being concave to Southwest, having a radius of 994.93 feet and an included angle of 04°23'23"; thence run Southeasterly along the arc of said curve an arc distance of 76.23 feet to the North bank of a creek; the centerline is the true boundary line, however, the monumentation was set on the top of the bank; thence leaving said right-of-way line of County Road No. 135 along the North bank of Orange Creek for the following courses and distances: N.56°10'40"E., 95.94 feet, S.59°30'23"E., 66.82 feet, N.65°11'33"E., 39.35 feet, S.35°06'42"E., 126.48 feet, S.69°35'17"E., 98.43 feet, S.21°42'42"E., 63.67 feet, S.14°11'41"W., 18.76 feet to the intersection of said North bank and the West line of the East 1/2 of said Section 13; thence S.00°27'24"W., 79.00 feet; thence S.76°50'33"E., 330.15 feet; thence N.35°01'12"E., 188.66 feet; thence S.78°34'25"E., 1764.43 feet; thence N.89°05'42"E., 539.74 feet to the East line of said Section 13; thence N.00°21'57"W., along said East line, 2703.85 feet to the **POINT OF BEGINNING**.

Tax Parcel No.: 13-3S-15-00174-000

PARCEL 2

(Timberlands)

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 18: Commence at the NW corner of said Section 18 and run thence N 89°48'14" E along the North boundary of said Section 18 a distance of 2,138.34 feet to a concrete monument; thence run S 00°11'46" E a distance of 4,663.20 feet to a concrete monument; thence run N 84°36'22" W a distance of 97.29 feet to the point of curve of a curve to the left having a radius of 100 feet and a central angle of 61°54'05"; thence Southwesterly

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along the arc of said curve a distance of 108.04 feet to a point on the North right-of-way line of Seaboard Coastline Railroad; thence N 81°49'27" W along said North right-of-way line of Seaboard Coastline Railroad a distance of 2,212.65 feet to a concrete monument; thence run N 00°01'18" W a distance of 1,671.83 feet to a concrete monument; thence run S 89°04'39" W a distance of 9.97 feet to the West right-of-way line of Section 18; thence run N 00°09'34" W along said West right-of-way line of Section 18 a distance of 2,703.92 feet to the Point of Beginning.

Tax Parcel No.: 18-3S-16-02177.001

PARCEL 3
(Lot 7, The Woodlands)

A part of the N 1/2 of Section 18, Township 3 South, Range 16 East, more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of said Section 18, and run N 89°46'58" E, along the North line thereof, 399.83 feet; thence S 32°26'42" E, 520.70 feet; thence S 0°54'46" W, 933.45 feet for a **POINT OF BEGINNING**; thence continue S 0°54'46" W, 452.01 feet; thence S 88°41'31" W, 991.04 feet; thence N 0°11'46" W, 451.76 feet; thence N 88°41'31" E, 999.79 feet to the **POINT OF BEGINNING**. Containing 10.32 acres, more or less.

SUBJECT TO an ingress and egress easement over and across the East 30.00 feet thereof.

TOGETHER WITH a 60.00 foot ingress and egress easement in Section 18, Township 3 South, Range 16 East lying 30.00 foot on either side of the following described centerline: Commence at the Northwest corner of the NE 1/4 of said Section 18, and run N 89°46'58" E along the North line thereof, 399.83 feet; thence S 32°26'42" E, 520.70 feet; thence N 0°54'46" E, 2.00 feet for a **POINT OF BEGINNING** of said easement centerline; (said point being also the radius point of a 50.00 foot cul-de-sac); thence S 0°54'46" W, along said centerline, 2,843.30 feet; thence S 4°22'39" W, 883.00 feet; thence S 3°35'09" W, still along said centerline, 589.77 feet to its intersection with the North right-of-way line of Nash Road and the point of termination of said centerline. The above described easement is to be a continuous corridor 60.00 foot in width by extending the right-of-way lines to intersect with each other.

Tax Parcel No.: 18-3S-16-02177-107.

PARCEL 4

(Lots 1-A and 1-B, The Woodlands)

Lot 1-A

A part of the S 1/2 of Section 18, Township 3 South, Range 16 East, more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of said Section 18, and run N 89°46'58" E, along the North line thereof, 399.83 feet; thence S 32°26'42" E, 520.70 feet; thence S 0°54'46" W, 2,841.30 feet; thence S 4°22'39" W, 883.0 feet; thence S 3°35'09" W, 16.40 feet for a **POINT OF BEGINNING**; thence continue S 3°35'09" W, 573.37 feet to a point on the North right-of-way line of Nash Road, said point being on a curve with a radius of 761.21 feet and a central angle of 5°01'31"; thence Northwesterly along the arc of said curve (said arc being subtended by a chord having a bearing of N 82°05'37" W, and a distance of 66.74 feet) an arc distance of 66.76 feet; thence N 84°36'22" W, 348.23 feet; thence S 10°33'22" E, 62.40 feet to a point on the South right-of-way line of Nash Road; thence S 84°36'22" E, along said South right-of-way line, 331.08 feet to the point of curve of a curve to the right, having a radius of 701.21 feet and a central angle of 5°36'47"; thence Southeasterly along the arc of said curve a distance of 68.70 feet (said arc being subtended by a chord having a bearing of S 81°47'59" E, and a distance of 68.67 feet); thence S 3°35'09" W, 114.39 feet to a point on the North right-of-way line of Seaboard Coastline Railroad; said point being on a curve with a radius of 5,823.10 feet and a central angle of 3°54'54"; thence Northwesterly along the arc of said curve (said arc being subtended by a chord having a bearing of N 77°36'39" W, and a distance of 397.82 feet) an arc distance of 397.89 feet; thence N 1°32'28" W, 69.75 feet; thence N 10°33'22" W, 62.40 feet to a point on the North right-of-way line of said Nash Road; thence N 0°11'47" W, 520.05 feet; thence N 88°41'31" E, 450.56 feet to the **POINT OF BEGINNING**. Containing 6.22 acres, more or less.

SUBJECT TO an ingress and egress easement over and across the East 30.00 feet thereof as lies North of Nash Road.

Lot 1-B

A part of the S 1/2 of Section 18, Township 3 South, Range 16 East, more particularly described as follows: Commence at the Northwest corner of the NE 1/4 of said Section 18, and run N 89°46'58" E, along the North line thereof, 399.83 feet; thence S 32°26'42" E, 520.70 feet; thence S 0°54'46" W, 2,841.30 feet; thence S 4°22'39" W, 883.00 feet; thence S 3°35'09" W, 16.40 feet; thence S 88°41'31" W, 450.56 feet for a **POINT OF BEGINNING**; thence S 0°11'47" E, 520.05 feet to a point on the North right-of-way line of Nash Road; thence S 10°33'22" E, 62.40 feet to a point on the South right-of-way line of Nash Road; thence S 1°32'28" E, 28.87 feet to a point on the North right-of-way line

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of Seaboard Coastline Railroad; said point being on a curve with a radius of 5,863.10 feet and a central angle of $2^{\circ}10'23''$; thence Northwesterly along the arc of said curve (said arc being subtended by a chord having a bearing of $N 80^{\circ}44'16'' W$, and a distance of 222.36 feet) an arc distance of 222.37 feet; thence $N 81^{\circ}49'27'' W$, still along said North right-of-way line of the Seaboard Coastline Railroad, 281.34 feet to its intersection with the South right-of-way line of Nash Road; thence $S 84^{\circ}36'22'' E$, along said South right-of-way line, 499.37 feet; thence $N 10^{\circ}33'22'' W$, 62.40 feet to a point on the North right-of-way line of said Nash Road; thence $N 84^{\circ}36'22'' W$, along said North right-of-way line, 442.81 feet; thence $N 0^{\circ}11'46'' W$, 468.36 feet; thence $N 88^{\circ}41'31'' E$, 440.79 feet to the **POINT OF BEGINNING**. Containing 5.15 acres, more or less.

Tax Parcel No.: 18-3S-16-02177-101

PARCEL 5

(Morrison)

TOWNSHIP 3 SOUTH - RANGE 15 EAST

Section 13: That part of the SE 1/4 of NW 1/4 of said Section 13, lying West of the Southerly and Westerly right of way line of CR 135, more particularly described as follows:

Commence at the intersection of the centerline of County Road 135 and the West line of the E 1/2 of the NW 1/4 of said Section 13; thence run along and with said West line $S 0^{\circ}13'22'' W$, 111.82 feet to the Western right of way line of County Road 135 and the **POINT OF BEGINNING**; from said **POINT OF BEGINNING**, thence from the true **POINT OF BEGINNING**, run along and with the Westerly right-of-way line of County Road 135, on a curve concave to the Northeast, having an arc length of 559.58 feet; and a radius of 994.93 feet, to a point of tangency of said curve; thence continue along and with said Western right of way line $S 55^{\circ}59'14'' E$ 639.63 feet to a point of curvature; thence continue along and with said Westerly right of way line on a curve concave to the Southwest, having an arc distance of 64.86 feet and a radius of 914.93 feet, to a point of intersection with a creek; thence, in a Southwesterly and Northwesterly direction, along the centerline of a meandering creek, to a point of intersection with the West line of the E 1/2 of the NW 1/4 of said Section 13; thence, along and with said West line, North $0^{\circ}13'22'' E$ 450.34 feet to the **POINT OF BEGINNING**.

Tax Parcel No.: 13-3S-15-00174-001.