

PREPARED BY & RETURN TO:

Name: JOSHUA AND LARI WEHINGER

Address: 677 NW BELL LAKE CT
LAKE CITY, FL 32055

Parcel ID No.: A PART OF R00186-006

Inst: 202312003543 Date: 03/01/2023 Time: 11:14AM
Page 1 of 2 B: 1485 P: 1608, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
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 5th day of JANUARY, 2023, by **ROBERT H. PITTS, III** and **LISA C. PITTS, HUSBAND AND WIFE**, hereinafter called the Grantors, to **JOSHUA WEHINGER and LARI WEHINGER, HUSBAND AND WIFE**, whose post office address is 677 NW BELL LAKE CT., LAKE CITY, FL 32055, 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 COLUMBIA COUNTY, State of FLORIDA, viz:

See Attached Exhibit A

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY
AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2022 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, 2022.

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:

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Robert H. Pitts, III
Name: ROBERT H. PITTS, III
Address: 522 NW BELL LAKE CT, LAKE CITY, FL 32055 L.S.

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

Lisa C. Pitts
Name: LISA C. PITTS
Address: 522 NW BELL LAKE CT, LAKE CITY, FL 32055 L.S.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of JANUARY, 2023, by ROBERT H. PITTS, III and LISA C. PITTS, 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

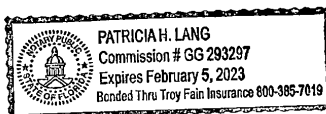


EXHIBIT "A"

A PART OF THE SE ¼ OF THE SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID SECTION 23 AND RUN THENCE N 01°52'37" E, ALONG THE EAST LINE OF SAID SECTION 23, 412.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°52'37" E, ALONG SAID EAST LINE, 210.00 FEET; THENCE N 88°37'27" W, 420.00 FEET; THENCE S 01°52'37" W, 210.00 FEET; THENCE S 88°37'27" E, 420.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR UTILITIES, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

A STRIP OF LAND 60.00 FEET IN WIDTH, BEING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND RUN THENCE N 02°07'12" E, ALONG THE WEST LINE OF SAID SE ¼, 40.00 FEET TO THE POINT OF BEGINNING; THENCE S 88°38'18" E, 1243.89 FEET; THENCE N 62°21'40" E, 517.44 FEET; THENCE N 27°21'40" E, 365.28 FEET; THENCE N 02°08'20" W, 284.20 FEET TO THE POINT OF TERMINATION.

AND A STRIP OF LAND 60.00 FEET IN WIDTH, BEING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 15 EAST AND RUN THENCE N 02°07'12" E, ALONG THE WEST LINE OF SAID SE ¼, 40.00 FEET TO THE POINT OF BEGINNING; THENCE N 88°38'18" W, 12.57 FEET; THENCE S 47°10'47" W, 527.73 FEET; THENCE S 16°16'09" W, 613.00 FEET TO THE CENTERLINE OF STATE ROAD NO. 10 (U.S. HIGHWAY NO. 90), AND TO THE POINT OF TERMINATION.

AND

A STRIP OF LAND 60.00 FEET IN WIDTH BEING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SE CORNER OF SAID SECTION 23 AND RUN THENCE N 01°52'37" E, ALONG THE EAST LINE OF SAID SECTION 23, 412.25 FEET; THENCE N 88°37'27" W, 420.00 FEET; THENCE N 01°52'37" E, 127.23 FEET TO THE POINT OF BEGINNING; THENCE S 89°44'59" W, 366.35 FEET OF THE EAST LINE OF NW BELL LAKE COURT (60 FOOT EASEMENT) AND TO THE POINT OF TERMINATION.