

Sale price \$339,000.00
Doc Stamp \$2,373.00

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of Integrity Title
Services, LLC

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 24-02034

Parcel No.: 22-4S-17-08700-002 (part of)

Inst: 202412005976 Date: 03/22/2024 Time: 2:56PM
Page 1 of 2 B: 1510 P: 2584, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *h*
Deputy Clerk Doc Stamp-Deed: 2373.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 21st day of **March, 2024**, by **FRANKIE SUE JONES, A SINGLE PERSON**, hereinafter called the Grantor, to **KEVIN BEDENBAUGH and MARLA BELINDA BEDENBAUGH, HUSBAND AND WIFE**, whose post office address is **4212 SE COUNTRY CLUB RD, Lake City, FL 32025**, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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"

GRANTOR CONVEYS ANY AND ALL RIGHTS TO FUTURE LEASE AGREEMENTS INVOLVING THE CELL TOWER ON SUBJECT PROPERTY UNTO GRANTEEES.

N.B. This Warranty Deed is subject to that unrecorded tower and Land Lease Agreement between Grantor (Lessor) and Verizon Wireless Personal Communications LPA a Delaware limited liability partnership (Lessee) dated January 26, 2015. Said Lease together with Easements and other property rights Grantor has sold or transferred to T8 Ulysses Site Management LLC, a Delaware limited liability Company. Grantee assumes all Grantor's obligations and liabilities associated with these or other agreements associated with the property and will indemnify and hold Grantee harmless from any liability arising therefrom.

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

SUBJECT TO TAXES FOR THE YEAR 2024 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 Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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:

Jenna A. Nettles
Witness Signature
Printed Name: Jenna A. Nettles
Witness Address: 757 W Duval St.
Lake City, FL 32055

Frankie Sue Jones
Name: FRANKIE SUE JONES L.S.
Address: 4212 SE Country Club Rd, Lake City, FL 32025

Brooke Parish
Witness Signature
Printed Name: Brooke Parish
Witness Address: 757 W Duval St.
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March, 2024, by FRANKIE SUE JONES, who is personally known to me or who has produced Driver's License as identification.



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

Jenna A. Nettles
Signature of Notary
Printed Name: Jenna A. Nettles
My commission expires: 2-14-26

EXHIBIT "A"

THE SW 1/4 OF NW 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA,
LESS AND EXCEPT COUNTY ROAD RIGHT-OF-WAY FOR SE RACE TRACK LANE AND SE COUNTRY CLUB ROAD.

ALSO, LESS AND EXCEPT:

THE WEST 340.72 FEET OF SAID SW 1/4 OF NW 1/4, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

ALSO, LESS AND EXCEPT:

THAT PORTION OF THE SW 1/4 OF THE NW 1/4 SECTION 22, TOWNSHIP 4 SOUTH, RANGE 17 SOUTH, COLUMBIA
COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFOREMENTIONED SW 1/4 OF THE NW 1/4, SAID POINT BEING
THE POINT OF INTERSECTION OF THE CENTERLINE OF CR 133 AND CR 133-B; THENCE RUN NORTH 01 DEG. 28'
41" WEST ALONG THE EAST LINE OF SAID SW 1/4 OF THE NW 1/4, A DISTANCE OF 91.20 FEET; THENCE RUN
SOUTH 88 DEG. 31' 19" WEST DEPARTING SAID EAST LINE A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF
WAY LINE OF COUNTY ROAD 133; THENCE RUN NORTH 01 DEG. 28' 41" WEST ALONG SAID WEST RIGHT OF WAY
LINE A DISTANCE OF 369.33 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 87 DEG. 47' 25" WEST
DEPARTING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 277.02 FEET; THENCE RUN NORTH 01 DEG. 28' 41"
WEST A DISTANCE OF 316.85 FEET; THENCE RUN NORTH 87 DEG. 47' 25" EAST A DISTANCE OF 277.02 FEET TO
THE AFORESAID WEST RIGHT OF WAY LINE; THENCE RUN SOUTH 01 DEG. 28' 41" EAST ALONG SAID WEST RIGHT
OF WAY LINE A DISTANCE OF 316.85 FEET TO THE POINT OF BEGINNING.