

THIS INSTRUMENT PREPARED BY AND RETURN TO:

A. Scott Toney, Esquire
The Toney Law Firm
925 NW 56th Terrace, Suite B
Gainesville, Florida 32605

Property Appraisers Parcel Identification (Folio) Number: 10-45-16-02853-282

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, executed this 2nd day of July, 2021, by JOEL MARK NEWSOME and ANNELIESE MARIE NEWSOME, husband and wife, Grantor, to JOEL MARK NEWSOME and ANNELIESE MARIE NEWSOME, as Trustees of the NEWSOME FAMILY REVOCABLE TRUST under Agreement dated July 2, 2021 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 123 SW Kevin Glen, Lake City, FL 32024, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Columbia, State of Florida, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

NOTE TO PROPERTY APPRAISER:

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

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

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

TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY A. SCOTT TONEY, P.A. AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.

AND, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant 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 the current year.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Witness #1 Signature)

Daniel Fontana

(Witness #1 Print Name)

(Witness #2 Signature)

Sara O. Dicks

(Witness #2 Print Name)

State of Florida
County of Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared JOEL MARK NEWSOME and ANNELIESE MARIE NEWSOME, [X] by means of physical presence or [] online notarization, [] who are personally known to me or [X] who have produced a driver's license as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 2nd day of July, 2021.

My commission expires:

NOTARY PUBLIC

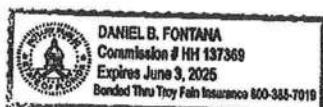


Exhibit "A"

Parcel 1:

Lot 12, Block B, RUSSWOOD ESTATES, UNIT 2, a subdivision according to the plat thereof recorded in Plat Book 6, Pages 102 and 103 of the public records of Columbia County, Florida.

LESS AND EXCEPT: Part of Lot 12 of Block "B" of RUSSWOOD ESTATES, UNIT 2, as per plat thereof recorded in Plat Book 6, Pages 102 and 103 of the public records of Columbia County, Florida, more particularly described as follows:

BEGIN at the NW corner of said Lot 12; thence N 88°15'32" E, along the North line of said Lot 12 a distance of 29.24 feet to a point on the East line of a proposed 60 foot wide road right-of-way, said point being on a curve concave to the West, having a radius of 260.00 feet and a central angle of 16°24'39" and being subtended by a chord having a bearing of S 10°51'38" W, and a chord distance of 74.22 feet; thence Southerly along the arc of said curve an arc distance of 74.47 feet to the Point of Reverse Curve of a curve to the left having a radius of 200.00 feet and a central angle of 20°48'25"; thence Southerly along the arc of said curve an arc distance of 72.63 feet to the Point of Tangency of said curve, being on the West line of the aforementioned Lot 12; thence N 01°44'28" W, along said West line, 143.47 feet to the Point of Beginning, Columbia County, Florida.

and

Parcel 2:

Part of the West Half of the NW 1/4 of Section 10, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

COMMENCE at the NW Corner of Lot 12 of Block "B" of RUSSWOOD ESTATES UNIT 2, as per plat thereof recorded in Plat Book 6, Page 102 and 103 of the public records of Columbia County, Florida; thence N 88°15'32" E along the North line of said Lot 12 a distance of 29.24 feet to the Point of Beginning, being on the East line of a proposed 60 foot wide road right-of-way; thence continue N 88°15'32" E, still along said North line, 185.21 feet to a 3/4" iron pipe stamped LS 4303 marking the NE corner of said Lot 12; thence N 01°44'28" W, 10.65 feet; thence S 88°15'32" W, 184.62 feet to a point on the East line of the aforementioned road right-of-way, said point being on a curve concave to the West, having a radius of 260.00 feet and a central angle of 02°21'03" and being subtended by a chord having a bearing of S 01°28'47" W, and a chord distance of 10.67 feet; thence Southerly along the arc of said curve an arc distance of 10.67 feet to the Point of Beginning, Columbia County, Florida.