

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12571

Inst: 202412016438 Date: 07/30/2024 Time: 3:14PM
Page 1 of 3 B: 1520 P: 933, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ML*
Deputy Clerk Doc Stamp-Deed: 1155.00

Warranty Deed

This **Warranty Deed** is executed this 29th day of July, 2024 by Richard C. Cole and Daniel Crapps, Individually and as Trustees of Bellaire Land Trust, hereinafter called the grantor, to Oasis Oaks, Inc, a Florida Corporation whose address is 249 NW Live Oak Place, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witneseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not, nor has it ever been the Homestead of the Grantor.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness
Lisa Hicks
Printed Name
291 NW Main Blvd
Lake City FL 32055
Address

Kristi L Ditter
Witness
Kristi L. Ditter
Printed Name
291 NW Main Blvd
Lake City, FL 32055
Address

Richard C Cole
Richard C. Cole, Individually and as
Trustee of Bellaire Land Trust

Daniel Crapp
Daniel Crapps, Individually and as
Trustee of Bellaire Land Trust

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 29th day of July, 2024, by Richard C. Cole and Daniel Crapps,
Individually and as Trustees of Bellaire Land Trust.

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____

Exhibit "A"

A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 34, Township 3 South, Range 17 East, Columbia County, Florida, explicitly described as follows: Commence at the NE corner of the SE 1/4 of the SW 1/4 of said Section 34; thence on the East boundary thereof, S6°17'02"W, a distance of 419.70 feet to the North boundary of Bellaire Subdivision, as recorded in Plat Book 3, Page 66; thence on said North boundary S88°59'52"W, a distance of 560.33 feet to the Point of Beginning; thence continue on said North boundary, S88°59'52"W, a distance of 258.77 feet; thence N00°25'39"W, a distance of 317.34 feet to a point on a curve concave Southeasterly having a radius of 40.00 feet and a central angle of 49°53'12"; thence on the arc of said curve a distance of 34.83 feet, said arc subtended by a chord with bears N22°19'14"E a distance of 33.74 feet to the curve's end and a point on the South right-of-way line of SE Baya Drive, said point being on a curve concave Northwesterly having a radius of 1474.39 feet and a central angle of 09°05'03"; thence on said right-of-way line and on the arc of said curve a distance of 233.76 feet, said arc subtended by a chord which bears N87°39'03"E a distance of 233.52 feet; thence S02°25'22"E, a distance of 353.90 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive, perpetual easement for ingress, egress and utilities, described as follows: A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 34, Township 3 South, Range 17 East, Columbia County, Florida, explicitly described as follows: Commence at the NE corner of the SE 1/4 of the SW 1/4 of said Section 34; thence on the East boundary thereof, S6°17'02"W, a distance of 419.70 feet to the North boundary of Bellaire Subdivision, as recorded in Plat Book 3, Page 66; thence on said North boundary S88°59'52"W, a distance of 819.07 feet; thence N00°25'39"W, a distance of 295.75 feet to the Point of Beginning; thence S89°34'21"W, a distance of 30.00 feet; thence N00°25'39"W, a distance of 55.31 feet to South right-of-way line of SE Baya Drive, said point being on a curve concave Northwesterly having a radius of 1474.39 feet and a central angle of 01°40'33"; thence on said right-of-way line and on the arc of said curve a distance of 43.13 feet, said arc subtended by a chord which bears S86°58'02"E a distance of 43.12 feet; to a point on a curve concave Southeasterly having a radius of 40.00 feet and a central angle of 49°53'12"; thence on the arc of said curve a distance of 34.83 feet, said arc subtended by a chord which bears S22°19'14"W a distance of 33.74 feet to the curve's end; thence S00°25'39"E, a distance of 21.59 feet to the Point of Beginning.

AND TOGETHER WITH AND SUBJECT TO the easements as set forth and described in that certain Warranty Deed recorded in Official Records Book 1082, Pages 2041 through 2044, as modified by that certain Modification of Easement recorded in Official Records Book 1104, Page 782.