

44.00

Prepared by and return to:

Scruggs, Carmichael & Wershow, P.A.
Raymond M. Ivey, Esq.
2234 NW 40th Terrace, Suite B
Gainesville, Florida 32605
352-416-3481
(Statutory Form §689.02 F.S.)
RMI 20-2611 VANVOOR

[Space Above This Line For Recording Data]

THIS WARRANTY DEED, made and entered into on this 9th day of September, 2020 between

SHERRI KALISHMAN, a single person

whose address is **3909 W. Newberry Road, Suite B, Gainesville, FL 32607**, grantor(s)*, and

PAUL R. VAN VOORHIS and SHARON A. VAN VOORHIS, husband and wife

whose address is **Post Office Box 637, Fairfield, FL 32634-0637**, grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

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

SUBJECT TO covenants, conditions, and restrictions of record, if any;
SUBJECT TO taxes subsequent to December 31, 2019;
TAX PARCEL #31-7S-17-10070-109.

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

AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

WARRANTY DEED - PAGE 2
TP#31-7S-17-10070-109

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Maury W. Ivey
Witness Name: **Maury W. Ivey**

Bailey Crooms
Witness Name: **Bailey Crooms**

SHERRI KALISHMAN (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of September, 2020 by SHERRI KALISHMAN, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Maury W. Ivey
Notary Public

Printed Name: **Maury W. Ivey**

My Commission Expires: _____

EXHIBIT "A"

PARCEL 9

A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID SECTION 31 AND RUN THENCE N.87°14'55"E., ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 690.12 FEET; THENCE S.01°41'10"E., A DISTANCE OF 638.72 FEET TO THE POINT OF BEGINNING; THENCE S.01°41'10"E., A DISTANCE OF 565.91 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN INCLUDED ANGLE OF 42°37'37", A CHORD BEARING OF S.22°59'59"E., A CHORD LENGTH OF 145.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FOR AN ARC DISTANCE OF 148.80 FEET TO THE END OF SAID CURVE; THENCE S.44°18'47"E., A DISTANCE OF 17.12 FEET; THENCE N.86°39'38"E., A DISTANCE OF 515.66 FEET; THENCE N.06°40'36"E., A DISTANCE OF 696.34 FEET; THENCE S.89°09'58"W, A DISTANCE OF 681.23 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

DESCRIPTION: EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S. 87 DEGREES 14' 55" W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S. 01 DEGREE 47' 48" E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55 DEGREES 09' 08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S. 29 DEGREES 22' 22" E., AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72 DEGREES 58' 42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S. 20 DEGREES 27' 35" E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S. 16 DEGREES 01' 48" W., A DISTANCE OF 282.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 57' 20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S. 07 DEGREES 33' 06" W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S. 00 DEGREES 55' 34" E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING: RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 29' 10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S. 05 DEGREES 40' 09" E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S. 10 DEGREES 24' 44" E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 15' 21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S. 02 DEGREES 47' 03" E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S. 04 DEGREES 50' 37" W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S. 04 DEGREES 50' 37" W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25 DEGREES 22' 17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S. 07 DEGREES 50' 32" E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S. 20 DEGREES 31' 41" E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 54' 39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S. 10 DEGREES 34' 21" E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S. 00 DEGREES 37' 02" E., A DISTANCE OF 172.66 FEET TO A POINT TO A POINT HEREINAFTER

REFERRED TO AS POINT "C"; THENCE CONTINUE S. 00 DEGREES 37' 02" E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 58' 58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S. 23 DEGREES 22' 27" W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S. 47 DEGREES 21' 56" W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58 DEGREES 35' 13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S. 18 DEGREES 04' 19" W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S. 11 DEGREES 13' 17" E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43 DEGREES 09' 40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S. 10 DEGREES 21' 33" W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S. 31 DEGREES 56' 23" W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 59' 20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S. 25 DEGREES 26' 43" W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N. 81 DEGREES 32' 45" E., A DISTANCE OF 701.09 FEET; THENCE N. 87 DEGREES 14' 29" E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT A AFOREMENTIONED POINT "B", AND RUN THENCE S. 84 DEGREES 04' 22" W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 28' 54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N. 81 DEGREES 11' 11" W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N. 66 DEGREES 26' 45" W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 53' 38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N. 79 DEGREES 53' 33" W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S. 86 DEGREES 39' 38" W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE N. 44 DEGREES 18' 47" W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 37' 37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N. 22 DEGREES 59' 59" W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N. 01 DEGREE 41' 10" W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE; THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S. 44 DEGREES 18' 47" E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42 DEGREES 33' 27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S. 23 DEGREES 02' 04" E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S. 01 DEGREES 45' 20" E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N. 85 DEGREES 13' 54" E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 51' 33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N. 78 DEGREES 18' 07" E., AND A CHORD LENGTH OF 72.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N. 71 DEGREES 22' 21" E., A DISTANCE OF 354.70 FEET; THENCE N. 77 DEGREES 56' 34" E., 62.17 FEET; THENCE S. 66 DEGREES 25' 47" E., A DISTANCE OF 207.86 FEET; THENCE S. 89 DEGREES 03' 47" E., 142.06 FEET; THENCE N. 87 DEGREES 13' 37" E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71 DEGREES 02' 57" W., A DISTANCE OF 6.24 FEET; THENCE S. 19 DEGREES 16' 58" W., A DISTANCE OF 21.70 FEET; THENCE S. 72 DEGREES 18' 51" E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00

FEET, A CENTRAL ANGLE OF 20 DEGREES 27' 26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S. 82 DEGREES 32' 34" E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET; THENCE N. 87 DEGREES 13' 43" E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

ALSO:

AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71 DEGREES 02' 57" W., A DISTANCE OF 26.24 FEET; THENCE S. 19 DEGREES 16' 56" W., A DISTANCE OF 1823.87 FEET; THENCE S. 70 DEGREES 43' 02" E., A DISTANCE OF 64.05 FEET; THENCE N. 27 DEGREES 25' 42" E., A DISTANCE OF 40.56 FEET; THENCE N. 18 DEGREES 54' 40" E., A DISTANCE OF 631.89 FEET; THENCE N. 70 DEGREES 43' 02" W., A DISTANCE OF 25.70 FEET; THENCE N. 19 DEGREES 16' 58" E., A DISTANCE OF 1152.07 FEET; THENCE N. 71 DEGREES 02' 57" W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.