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Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA21-97373
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this June 13, 2021, A.D. by Donald J Jarnot and Janet M Jarnot, husband and wife, whose address is: 37383 130th Ave, Avon, MA 56310 hereinafter called the grantor, to Donald E Wallace and Terryann R Wallace, husband and wife, whose post office address is: 130 SW Cooper Terrace, FT White, FL 32038, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz:

Commence at the Southeast corner of Section 25, Township 6 South, Range 16 East, Columbia County, Florida and run thence North 0 Degree 05'06" East along the East line of said Section 25, 946.64 feet to the Point of Beginning; thence continue North 0 Degree 05'06" East along said East line, 297.73 feet to the South Right of Way line of County Road No. 238, thence South 82 Degrees 58'46" West along said South Right of Way line, 888.23 feet, thence South 7 Degrees 29'25" East, 170.43 feet, thence South 82 Degrees 49'34" West, 150.10 feet, thence South 0 Degree 19'06" West, 428.10 feet, thence North 89 Degrees 28'25" East, 473.20 feet, thence North 0 Degree 04'16" East, 589.30 feet, thence North 89 Degrees 29'03" East, 506.70 feet, thence South 0 Degree 06'55" East, 171.83 feet, thence North 89 Degrees 29'42" East, 29.97 feet to the Point of Beginning.

Parcel ID No.: 25-6S-16-03941-006

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the 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, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.

Prepared by:
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Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
incidental to the issuance of a title insurance policy
File No.: GA21-97373

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Britany Rowley

Witness Printed Name:

Britany Rowley

Donald J Jarnot

Janet M Jarnot

Witness Printed Name:

Kim T. Jarnot

Address:

37383 130th Ave
Avon, MA 01901

State of Florida
County of Alachua

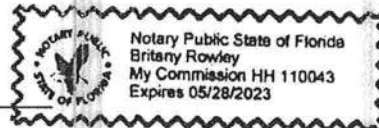
The foregoing instrument was executed and acknowledged before me this 13th of June, 2021, by means of ☒ Physical Presence or ☐ Online Notarization, by Donald J Jarnot and Janet M Jarnot, who is/are personally known to me or who has produced a valid driver's license as identification.

Britany Rowley

Notary Public

My Commission Expires: _____

(SEAL)



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BOUNDARY SURVEY
IN SECTION 25,
TOWNSHIP 6 SOUTH,
RANGE 16 EAST.
COLUMBIA COUNTY, FLA.

DESCRIPTION:

COMENCE AT THE SE CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.0°05'06"E., ALONG THE EAST LINE OF SAID SECTION 25, 946.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°05'06"E. ALONG SAID EAST LINE, 297.73 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 238, THENCE S.82°58'46" W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, 888.23 FEET, THENCE S.7°29'25"E. 170.43 FEET, THENCE S.82°49'34"W., 150.10 FEET, THENCE S. 0°19'06"W. 428.10 FEET, THENCE N.89°28'25"E., 473.20 FEET, THENCE N.0°04'16"E., 589.30 FEET, THENCE N.89°29'03" E., 506.70 FEET, THENCE S.0°06'55"E., 171.83 FEET, THENCE N.89°29'42"E., 29.97 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID DEED OF RECORD.
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND ON THE EAST LINE OF SAID PARCEL.

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BOUNDARY SURVEY
IN SECTION 25,
TOWNSHIP 6 SOUTH
RANGE 16 EAST.
COLUMBIA COUNTY, FLA.

DESCRIPTION:
COMENCE AT THE SE CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.0°05'06"E., ALONG THE EAST LINE OF SAID SECTION 25, 946.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°05'06"E. ALONG SAID EAST LINE, 297.73 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 238, THENCE S.82°58'46" W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, 888.23 FEET, THENCE S.7°29'25"E. 170.43 FEET, THENCE S.82°49'34"W., 150.10 FEET, THENCE S. 0°19'06"W., 428.10 FEET, THENCE N.89°28'25"E., 473.20 FEET, THENCE N.0°04'16"E., 589.30 FEET, THENCE N.89°29'03" E., 506.70 FEET, THENCE S.0°06'55"E., 171.83 FEET, THENCE N.89°29'42"E., 29.97 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID DEED OF RECORD
2. BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND