

PREPARED BY AND RETURN TO:

A. Scott Toney, Esq.
The Toney Law Firm
2700 NW 43rd Street, Suite B
Gainesville, Florida 32606
Telephone (352) 376-6800
Property Identification No.24-7S-16-04317-135

Do Not Write Above This Line

WARRANTY DEED

THIS WARRANTY DEED, executed this 26th day of February, 2025, by **ROBIN LARSON a/k/a ROBIN S. LARSON, a single woman, Grantor(s), to ROBIN S. LARSON, as Trustee of the ROBIN S. LARSON REVOCABLE TRUST under Agreement dated February 26, 2025**, 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 849 SW Unity Court, Ft. White, FL 32038, Grantee(s),

WITNESSETH, That the Grantor(s) 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(s), 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(s) confirms that under the terms of the Trust referred to above, the Grantor(s) 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.

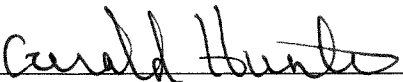
TO HAVE AND TO HOLD the same in fee simple forever.

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(S).


AND the Grantor(s) hereby covenants with said Grantee(s) that the Grantor(s) is lawfully seized of said land in fee simple; that the Grantor(s) has good right and lawful authority to sell and convey 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 in the current year.

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

Signed, Sealed and Delivered in the presence of:


(witness signature)

Gerald Hunter
(witness print name)
2700 NW 43rd Street, Ste. B, Gainesville, FL 32606


(witness signature)

A. Scott Toney
(witness print name)
2700 NW 43rd Street, Ste. B, Gainesville, FL 32606

State of Florida
County of Alachua

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, the foregoing instrument was acknowledged and subscribed by ☒ by means of physical presence or ☐ online notarization, this **February 26, 2025** by ROBIN LARSON aka ROBIN S. LARSON, ☐ who is personally known to me or ☒ who has 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 26th day of February, 2025.

My commission expires:


NOTARY PUBLIC

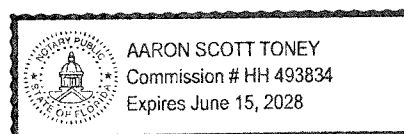


Exhibit "A"

A tract of land situated in Section 24, Township 7 South, Range 16 East, Columbia County, Florida, said tract of land being known as TRACT 38 of LYN-DEE DAIRY, an unrecorded subdivision as surveyed by Alachua County Land Surveyors, Inc., and being more particularly described as follows:

Commence at a concrete monument (LS #3456) at the Proven Northeast Corner of the aforementioned Section 24, Township 7 South, Range 16 East, for a point of reference and run S 00 deg. 38'48" E, along the East line of said Section 24, a distance of 1325.12 feet to the Northeast Corner of the SE 1/4 of the NE 1/4 of said Section 24; thence run S 88 deg. 59'44" W, along the North line of said SE 1/4 of the NE 1/4, a distance of 660.43 feet to the TRUE POINT OF BEGINNING; thence run S 00 deg. 38'48" E, a distance of 663.62 feet; thence run S 88 deg. 59'44" W, a distance of 656.20 feet to the West line of said SE 1/4 of the NE 1/4; thence run N 00 deg. 41'39" W, along said West line, a distance of 663.61 feet to the Northwest Corner of said SE 1/4 of the NE 1/4; thence run N 88 deg. 59'44" E, along said North line of the SE 1/4 of the NE 1/4, a distance of 656.76 feet to the TRUE POINT OF BEGINNING.

Together with an easement for ingress, egress and public utilities over, under and across the following described strip of land: A 60 foot wide strip of land situated in Sections 24 and 25, Township 7 South, Range 16 East, and Sections 19 and 30, Township 7 South, Range 17 East, Columbia County, Florida, said strip of land lying 30 feet on each side of the following described centerline: Commence at a concrete monument (LS #3456) at the Proven Northeast corner of the aforementioned Section 24, Township 7 South, Range 16 East and run S 00 deg. 38'48" E, along the East line of said Section 24, a distance of 783.73 feet; thence run N 88 deg. 26'51" E, a distance of 414.54 feet to the TRUE POINT OF BEGINNING of said centerline; thence continue N 88 deg. 26'51" E, along said centerline, a distance of 301.44 feet to POINT "A" to be referred to later; thence continue N 88 deg. 26'51" E, along said centerline, a distance of 772.31 feet to the West right of way line of BOB CAT LANE (60 foot right of way) as dedicated to Columbia County on the recorded plat of Sassafras Acres, Plat Book 4, Pages 8 and 8A of the Public Records of Columbia County, Florida, and a terminus (easement lines are to terminate on said West right of way line); thence return to the aforementioned POINT "A" and run S 02 deg. 43'00" E, along said centerline, a distance of 1173.80 feet; thence run S 89 deg. 17'16" W, along said centerline, a distance of 564.39 feet; thence run S 86 deg. 14'45" W, along said centerline, a distance of 200.00 feet to POINT "B" to be referred to later; thence run S 88 deg. 50'08" W, along said centerline, a distance of 654.64 feet to a terminus (easement lines are to terminate on a line bearing N 00 deg. 38'48" W, and S 00 deg. 38'48" E from said terminus); thence return to the aforementioned POINT "B" and run S 00 deg. 07'12" E, along said centerline, a distance of 1468.55 feet; thence run S 00 deg. 58'59" W, along said centerline, a distance of 1558.82 feet; thence run S 02 deg. 17'44" E, along said centerline, a distance of 1580.71 feet to the North right of way line of County Road No. 138 (80 foot right of way) and a terminus (easement lines are to terminate on said North right of way line).

and

A tract of land situated in Section 24, Township 7 South, Range 16 East, Columbia County, Florida, said tract of land being known as TRACT 35 of LYN-DEE DAIRY, an unrecorded subdivision as surveyed by Alachua County Land Surveyors, Inc., and being more particularly described as follows: Commence at a concrete monument (LS #3456) at the Proven Northeast Corner of the aforementioned Section 24, Township 7 South, Range 16 East, for a point of

reference and run S 00 deg. 38'48" E, along the East line of said Section 24, a distance of 1325.12 feet to the Northeast Corner of the SE 1/4 of the NE 1/4 of said Section 24; thence run S 88 deg. 59'44" W, along the North line of said SE 1/4 of the NE 1/4, a distance of 660.43 feet; thence run S 00 deg. 38'48" E, a distance of 663.62 feet to the True Point of Beginning; thence run S 88 deg. 59'44" W, a distance of 656.20 feet to the West line of said SE 1/4 of the NE 1/4; thence run S 00 deg. 41'39" E, along said West line, a distance of 662.62 feet to the Southwest Corner of said SE 1/4 of the NE 1/4; thence run N 88 deg. 56'48" E, along the South line of said SE 1/4 of the NE 1/4 and along the North line of a 60 foot wide Columbia County Road Right-of-Way as described in O.R. Book 237, Page 441 Public Records of Columbia County, Florida, a distance of 60.00 feet; thence run N 89 deg. 20'05" E, a distance of 595.64 feet; thence run N 00 deg. 38'48" W, a distance of 666.10 feet to the TRUE POINT OF BEGINNING.