

Prepared by and return to:
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File Number: 25-053A

Parcel Identification No. 02-3S-15-00138-001

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **7th day of April, 2025** between **Casey Lee Rager and Christina Rager, husband and wife** whose post office address is **3510 36th Avenue East, Palmetto, FL 34221** of the County of **Manatee**, State of **Florida**, grantor*, and **Jack M. Houston, a single man and Lisa K. Vanlew, a single woman, as joint tenants with right of survivorship** whose post office address is **11301 Sylvan Green Ln, Riverview, FL 33569** of the County of **Hillsborough**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Commence at the Southwest Corner of Section 2, Township 3 South, Range 15 East and run thence North 1°08'23" East along the West line of said Section 2, 840.13 feet to the Point of Beginning; run thence North 01°08'23" East, 816.50 feet; thence South 89°47'24" East along the North line of the South Half of the South Half of the Northwest Quarter of Southwest Quarter, 1333.03 feet; thence South 01°01'34" West, along the East line of the Southwest Quarter of said Section 2, 815.79 feet; thence North 89°49'10" West, 1335.26 feet to the Point of Beginning, and lying in the Southwest Quarter of Section 2, Township 3 South, Range 15 East, Columbia County, Florida.

LESS AND EXCEPT the East 445 feet of the following described parcel: Commence at the Southwest Corner of Section 2, Township 3 South, Range 15 East, and run thence North 01°08'23" East along the West line of said Section 2, 840.13 feet to the Point of Beginning; thence run North 01°08'23" East, 489.70 feet; thence South 89°48'50" East, 1334.28 feet; thence South 01°01'34" West along the East line of the Southwest Quarter of said Section 2, 489.55 feet; thence North 89°49'10" West, 1335.26 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: Begin at the Southeast Corner of said Northwest Quarter of Southwest Quarter of Section 2 and run North 89°36'13" West along the South line of said Northwest Quarter of Southwest Quarter of Section 2 a distance of 670.00 feet; thence run North 00°13'33" West a distance of 324.16 feet to the North line of the South Half of South Half of Northwest Quarter of Southwest Quarter of said Section 2; thence South 89°47'24" East along said North line a distance of 678.00 feet to the East line of said Northwest Quarter of Southwest Quarter of Section 2; thence run South 01°10'56" West along said East line a distance of 326.37 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for road right-of-way purposes over and across the following described property: Commence at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 2, Township 3 South, Range 15 East, Columbia County, Florida and run N89°48'50"W, 30.00 feet; thence run N01°01'34"E, 326.24 feet; thence run S89°47'24"E, 30.00 feet; thence run S01°01'34"W, 326.24 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive perpetual easement and right of way for the purpose of clearing, excavating, constructing and maintaining a road and right of way in, upon and through the following described land, being a strip of land 30 feet in width, lying Easterly of a line defined as follows: Commence at the Northeast Corner of the Southwest Quarte of the Southwest Quarter of Section 2,

Township 3 South, Range 15 East, Columbia County, Florida; run thence N01°01'34"E, 296.24 feet to the Point of Beginning; continue N01°01'34"E, 357.98 feet; run thence N36°E, 42 feet to the right of way line of county maintained road and the Point of Termination.

TOGETHER WITH a 30.00 foot easement for the purposes of ingress and egress described as follows: A strip of land 30.00 feet in width and lying North of a line defined as follows: Begin at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 2, Township 3 South, Range 15 East, Columbia County, Florida and run N89°36'13"W along the South line of said Northwest Quarter of the Southwest Quarter of Section 2 a distance of 670.00 feet to the Point of Termination.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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:

Stephanie Leandre
Witness
Printed Name: Stephanie Leandre
P.O. Address: 538 Bassett Drive Kissimmee, FL

Casey Lee Rager
Casey Lee Rager

34758
Berjoh Elise Fullilove
Witness
Printed Name: Berjoh Elise Fullilove
P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987

Stephanie Leandre
Witness
Printed Name: Stephanie Leandre
P.O. Address: 538 Bassett Drive Kissimmee, FL

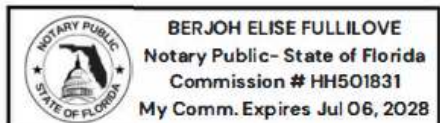
Christina Rager
Christina Rager

34758
Berjoh Elise Fullilove
Witness
Printed Name: Berjoh Elise Fullilove
P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 19th day of December, 2024 by Casey Lee Rager and Christina Rager who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Online notarization using audio/video communication.

Berjoh Elise Fullilove

Notary Public
Print Name: Berjoh Elise Fullilove
My Commission Expires: 07/06/2028