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Prepared by and return to:

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File Number: 22-158D

Parcel Identification Numbers. **31-7S-17-10070-136 and 31-7S-17-10070-137**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 5 day of May, 2022 between **Bryan J. Ellis and Linda M. Ellis, Husband and Wife** whose post office address is **579 Daniels Street, Bolingbrook, IL 60440** of the County of Will, State of Illinois, grantor*, and **Carl M. Hartzog and Brenda F. Hartzog, Husband and Wife** whose post office address is **1167 SW Woodland Avenue, Fort White, FL 32038** of the County of Columbia, 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:

See Attached Exhibit A Legal Description

Subject to taxes for 2022 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.

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Signed, sealed and delivered in our presence:

Meagan O'Brien

Witness

Printed Name: Meagan O'Brien

Witness

Printed Name: Shawn Strickland

Witness

Printed Name: Meagan O'Brien

Witness

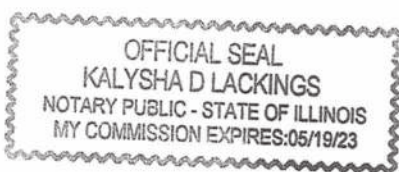
Printed Name: Shawn Strickland

State of Illinois

County of Will

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 05 day of May, 2022 by Bryan J. Ellis and Linda M. Ellis who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Bryan J. Ellis

Bryan J. Ellis

Linda M. Ellis

Linda M. Ellis

Kalysa D. Lackings

Notary Public

Print Name: KALYSHA D. LACKINGS

My Commission Expires: MAY 19, 2023

Exhibit A

PARCEL 36:

A PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 31, AND RUN THENCE N.86°43'35"E., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2124.75 FEET; THENCE N.04°56'07"W., A DISTANCE OF 459.94 FEET; THENCE N.18°58'47"E., A DISTANCE OF 867.55 FEET TO THE POINT OF BEGINNING; THENCE N.89°42'24"E., A DISTANCE OF 810.17 FEET; THENCE N.01°36'50"E., A DISTANCE OF 637.58 FEET; THENCE S.87°13'43"W., A DISTANCE OF 541.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08°37'26", A TANGENT LENGTH OF 37.70 FEET, A CHORD BEARING OF N.88°27'35"W. AND A CHORD DISTANCE OF 75.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 75.26 FEET TO THE END OF SAID CURVE; THENCE S.18°58'47"W., A DISTANCE OF 652.81 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

AND:

PARCEL 37:

A PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF SAID SECTION 31, AND RUN THENCE N.86°43'35"E., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2124.75 FEET; THENCE N.04°56'07"W., A DISTANCE OF 459.94 FEET; THENCE N.18°58'47"E., A DISTANCE OF 358.20 FEET TO THE POINT OF BEGINNING; THENCE S.82°09'51"E., A DISTANCE OF 817.93 FEET; THENCE N.15°29'22"E., A DISTANCE OF 619.83 FEET; THENCE S.89°42'24"W., A DISTANCE OF 810.17 FEET; THENCE S.18°58'47"W., A DISTANCE OF 509.35 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH:

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°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°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°09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S.29°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°58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S.20°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°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°57'20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S.07°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°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°29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S.05°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°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°15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S.02°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°50'37"W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S.04°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°22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S.07°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°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°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S.10°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°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°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°58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S.23°22'27"W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THEN ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S.47°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°35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S.18°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°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°09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S.10°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°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°59'20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S.25°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°32'45"E., A DISTANCE OF 701.09 FEET; THENCE N.87°14'29"E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 50 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°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°28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N.81°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°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°53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N.79°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°39'38"W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE N.44°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°37'37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N.22°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°41'10"W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 50 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°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°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S.23°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°45'20"E., A DISTANCE OF

1970.74 FEET TO THE RADIUS POINT OF A 50 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°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°51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78°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°22'21"E., A DISTANCE OF 354.70 FEET; THENCE N.77°56'34"E., 62.17 FEET; THENCE S.66°25'47"E., A DISTANCE OF 207.86 FEET; THENCE S.89°03'47"E., 142.06 FEET; THENCE N.87°13'37"E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 50 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°02'57"W., A DISTANCE OF 6.24 FEET; THENCE S.19°16'58"W., A DISTANCE OF 21.70 FEET; THENCE S.72°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°27'26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S.82°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°13'43"E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HEREINAFTER KNOWN AS POINT "F"; THENCE CONTINUING FROM POINT "F", FOLLOWING THE LOT LINE BETWEEN LOTS 36 AND 41, S.01°36'50"W., A DISTANCE OF 637.58 FEET TO POINT "G"; RUN THENCE S.15°29'22"W., A DISTANCE OF 679.83 FEET TO A RADIUS POINT OF A 50.00 FOOT CUL-DE-SAC AND THE POINT OF TERMINATION OF SAID EASEMENT. ALSO AN EASEMENT 40.00 FEET IN WIDTH LYING TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE ABOVE MENTIONED POINT "G" AND RUN N.01°36'50"E., A DISTANCE OF 230.00 FEET FOR A POINT OF BEGINNING. THENCE RUN S.82°05'06"E., A DISTANCE OF 647.97 FEET; THENCE N.85°57'47"E., 105.01 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE CONTINUE N.85°57'47"E., A DISTANCE OF 141.00 FEET; THENCE CONTINUE N.85°57'47"E., A DISTANCE OF 459.82 FEET TO THE TERMINATION OF SAID EASEMENT.

ALSO:

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