

Sales Price 225,000.00
Doc Stamp 1,575.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-04015TL
Parcel No.: R02611-000 (part of)

Inst: 202212007499 Date: 04/19/2022 Time: 11:31AM
Page 1 of 2 B: 1464 P: 1521, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1575.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 18th day of April, 2022, by **RICHARD C. COLE AND JANICE C. BATES, INDIVIDUALLY AND AS TRUSTEES OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994**, hereinafter called the Grantors, to **ROBBIE C. MCCABE, TRUSTEE OF ROBBIE C. MCCABE REVOCABLE TRUST DTD, SEPTEMBER 18, 2013**, whose post office address is **P.O. BOX 459, SUWANNEE, FL 32692**, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

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

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Printed Name: **PATRICIA LANG**

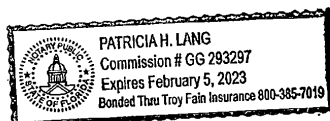
Mary Ann Tomlinson
Witness Signature
Printed Name: **Mary Ann Tomlinson**

Richard C. Cole L.S.
Name: **RICHARD C. COLE, INDIVIDUALLY AND AS TRUSTEE OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994**
Address: **P.O. BOX 16, LAKE CITY, FL 32056**

Janice Bates L.S.
Name: **JANICE C. BATES, INDIVIDUALLY AND AS TRUSTEE OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994**
Address: **P.O. BOX 16, LAKE CITY, FL 32056**

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of April, 2022, by **RICHARD C. COLE AND JANICE C. BATES**, who are personally known to me or who have produced _____ as identification.



Patricia Lang
Signature of Notary
Printed Name: **PATRICIA LANG**
My commission expires: 2-5-23

EXHIBIT "A"

COMMENCE at the Northwest corner of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run North $86^{\circ}13'08''$ East, along said North line of Section 36, a distance of 767.43 feet; thence South $22^{\circ}28'26''$ West, a distance of 770.18 feet; thence South $72^{\circ}19'10''$ East, a distance of 694.02 feet; thence South $59^{\circ}46'01''$ East, a distance of 953.44 feet to a point on an agreed boundary line recorded in O.R. Book 133, Page 218 of the Public Records of Columbia County, Florida; thence South $00^{\circ}36'56''$ East, along said agreed boundary line recorded in O.R. Book 133, Page 218 of the Public Records of Columbia County, Florida, a distance of 80.26 feet to the POINT OF BEGINNING; thence continue South $00^{\circ}36'56''$ East, still along said agreed boundary line recorded in O.R. Book 133, Page 218 of the Public Records of Columbia County, Florida, a distance of 1004.01 feet to the Southwest corner of the Northeast 1/4 of Section 36 per agreement between Brown and Gleason recorded in said O.R. Book 133, Page 218 of the Public Records of Columbia County, Florida; thence South $88^{\circ}59'27''$ East, along the South line of said Northeast 1/4 of Section 36 per agreement between Brown and Gleason recorded in said O.R. Book 133, Page 218 of the Public Records of Columbia County, Florida, a distance 23.68 feet; thence South $01^{\circ}59'53''$ West, a distance of 79.10 feet; thence South $06^{\circ}52'10''$ East, a distance of 357.18 feet; thence North $84^{\circ}38'59''$ West, a distance of 276.53 feet; thence South $00^{\circ}12'33''$ West, a distance of 40.25 feet; thence North $84^{\circ}40'55''$ West, a distance of 269.94 feet to a point on a curve concave to the East having a radius of 1558.00 feet, a central angle of $03^{\circ}00'44''$, a chord bearing of South $11^{\circ}37'28''$ East, and a chord distance of 81.90 feet; thence Southerly along the arc of said curve, being also the Westerly Right-of-Way line of NW Cole Terrace, a distance of 81.91 feet to the end of said curve; thence North $84^{\circ}40'36''$ West, a distance of 504.88 feet; thence North $26^{\circ}38'57''$ East, a distance of 1717.03 feet; thence South $68^{\circ}21'21''$ East, a distance of 200.00 feet to the POINT OF BEGINNING.