

Prepared by and return to:

Sherra Gurman  
U.S. Title  
2622-B2 Northwest 43rd Street  
Gainesville, FL 32606  
(352) 372-7000  
File No UG-18347

Parcel Identification No 29-6S-16-03954-001

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## WARRANTY DEED

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

**This indenture made the 26th day of February, 2024 between North Florida Timberland, Inc., a Florida Corporation, whose post office address is P.O. Box 1789, Newberry, FL 32669, of the County of Alachua, State of Florida, Grantor, to Shaun Aaron Parnell and Tammy Lynn Parnell, husband and wife, whose post office address is P.O. Box 3166, High Springs, FL 32655, of the County of Alachua, State of Florida, Grantees:**

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A part of the South 1/2 of the Southwest 1/4 of Section 27, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at a concrete monument (PLS 1824) at the Northeast corner of said South 1/2 of Southwest 1/4 and run thence South 00 degrees 37 minutes 50 seconds East, along the East boundary thereof, 457.79 feet to a concrete monument (LB 6665), thence South 88 degrees 56 minutes 46 seconds West, 2142.04 feet to a concrete monument (LB 6665), thence North 00 degrees 15 minutes 59 seconds West, 258.22 feet to a concrete monument (LB 6665), thence South 88 degrees 56 minutes 46 seconds West, 505.33 feet to a concrete monument (RLS 4303) on the West boundary of said South 1/2 of Southwest 1/4, thence North 00 degrees 15 minutes 59 seconds West, along said West boundary, 199.64 feet to the Northeast corner of said South 1/2 of Southwest 1/4, thence North 88 degrees 57 minutes 09 seconds East, 2644.46 feet to the Point of Beginning,

Less and except those portions described in Official Records Book 1382, Page 1840 and Official Records Book 849, Page 1040.

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

**Subject to taxes** for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sherra Gorman  
Witness #1 Signature  
Sherra Gorman  
Witness #1 Printed Name  
2622-B2 NW 43rd St.  
Gainesville, FL 32606  
Witness #1 Address

North Florida Timberland, Inc., a Florida Corporation

By: Ernest Vargas  
Ernest Vargas, President

Inger McRae  
Witness #2 Signature  
Inger McRae  
Witness #2 Printed Name  
2622-B2 NW 43rd St.  
Gainesville, FL 32606  
Witness #2 Address

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ) online notarization this 26th day of February, 2024 by Ernest Vargas, President of North Florida Timberland, Inc., a FL Corporation, on behalf of the Corporation.

Sherra Gorman  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: X  
OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

