

Return to:
Prepared by:
G. Gregory Hale
G. Gregory Hale, Attorney At Law
3520 NW 43rd Street
Gainesville, FL 32606
(352) 376-9576
File No.: 25-019

Inst: 202512015175 Date: 07/08/2025 Time: 10:29AM
Page 1 of 4 B: 1544 P: 89, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 1225.00

WARRANTY DEED

This WARRANTY DEED made on **July 3, 2025**, by

**Robert A. Guskiewicz and Deborah Guskiewicz, Husband and Wife, individually, and
Robert A. Guskiewicz and Deborah Guskiewicz, Trustees, under the Robert A. Guskiewicz Revocable Trust,
dated April 9, 1991, and any amendments thereto.**

whose address is: **22903 NW 114th Avenue , Alachua, FL 32615**
hereinafter called the "grantor", to

Thaddaeus M. Schmitt and Ariel L. Schmitt, Husband and Wife

whose address is: **P.O. Box 1224 , High Springs, FL 32643**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Columbia County, Florida**, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Parcel Identification Number: **18-7S-17-10017-011**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to 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 subsequent to December 31, 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Candice Hensley
Witness Signature
Print Name: Candice Hensley
Address: 227 Parkway
Sevierville, TN 37862

Robert A Guskiewicz
Robert A. Guskiewicz, individually
Robert A. Guskiewicz
Robert A. Guskiewicz, as Trustee under the
Robert A. Guskiewicz Revocable Trust, dated
April 9, 1991, and any amendments thereto

Amber Yonts
Witness Signature
Print Name: Amber Yonts
Address: 227 Parkway
Sevierville, TN 37862

Deborah Guskiewicz individually
Deborah Guskiewicz, individually
Deborah Guskiewicz under Trust
Deborah Guskiewicz, as Trustee under the
Robert A. Guskiewicz Revocable Trust, dated
April 9, 1991, and any amendments thereto

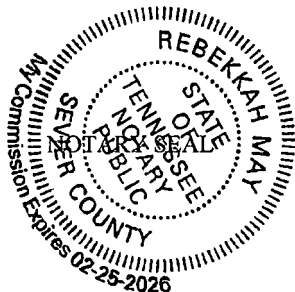
State of Tennessee

County of Sevier

Sworn To, Subscribed and Acknowledged before me by means of ☒ physical presence or ☐ online notarization,
on July 3, 2025, by Robert A. Guskiewicz and Deborah Guskiewicz, Husband and Wife, Individually,
and Robert A. Guskiewicz and Deborah Guskiewicz, Trustees, under the Robert A. Guskiewicz Revocable
Trust, dated April 9, 1991, and any amendments thereto.

(check one):

- ☐ who are personally known to me or
☒ who produced a valid Florida driver's license as identification.



Rebekkah May
Notary Public
Rebekkah May
Notary Print Name
My Commission Expires: 2/25/26

EXHBIT "A"
LEGAL DESCRIPTION

PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT, LS 1519, MARKING THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 19'35"W., ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4, A DISTANCE OF 17.08 FEET TO THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1275, PAGE 1940, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.87 DEGREES 58'33"E., ALONG THE NORTH LINE OF SAID LANDS, 188.21 FEET TO THE POINT OF BEGINNING; THENCE N.01 DEGREES 19'35"W., 843.64 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF LANDS DESCRIBED IN ORB 1116, PAGE 31, OF SAID OFFICIAL RECORDS; THENCE S.89 DEGREES 40'34"E., ALONG THE SOUTH LINE OF SAID LANDS, 470.21 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1116, PAGE 31; THENCE N.00 DEGREES 18'35"E., 63.15 FEET TO A 1/2" IRON ROD, MARKING THE SW CORNER OF LANDS DESCRIBED IN ORB 1000, PAGE 1088, OF SAID OFFICIAL RECORDS; THENCE S.89 DEGREES 47'24"E., 121.93 FEET TO A 1/2" IRON ROD MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1000, PAGE 1088; THENCE N.00 DEGREES 19'25"E., 357.10 FEET TO A 3/4" IRON PIPE, ON THE SOUTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 778, A PUBLIC RIGHT-OF-WAY; THENCE S.89 DEGREES 43'25"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 55.52 FEET TO A 5/8" IRON ROD, LB 6578, MARKING THE NW CORNER OF LANDS DESCRIBED IN ORB 1095, PAGE 1246, OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 22'56"E., 355.06 FEET TO A 5/8" IRON ROD, LB 6578, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1095, PAGE 1246; THENCE S.01 DEGREES 20'01"E., 65.23 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING THE SW CORNER OF LANDS DESCRIBED AS PARCEL "C", IN ORB 1263, PAGE 906, OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 22'58"E., 817.01 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF LANDS DESCRIBED IN ORB 1275, PAGE 1940; THENCE S.87 DEGREES 58'33"W., 660.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT RESERVED IN DEED RECORDED IN OFFICIAL RECORDS BOOK (ORB) 1469, PAGE 1085, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: PART OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT, LS 1519, MARKING THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.01 DEGREES 19'35"W., ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4, A DISTANCE OF 17.08 FEET TO THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1275, PAGE 1940, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.87 DEGREES 58'33"E., ALONG THE NORTH LINE OF SAID LANDS, 188.21 FEET TO A POINT; THENCE N.01 DEGREES 19'35"W., 843.64 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE SW CORNER OF LANDS DESCRIBED IN ORB 1116, PAGE

31, OF SAID OFFICIAL RECORDS; THENCE S.89 DEGREES 40'34"E, ALONG THE SOUTH LINE OF SAID LANDS, 470.21 FEET TO A CONCRETE MONUMENT, LB 7042, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1116, PAGE 31; THENCE N.00 DEGREES 18'35" E., 63.15 FEET TO A 1/2" IRON ROD, MARKING THE SW CORNER OF LANDS DESCRIBED IN ORB 1000, PAGE 1088, OF SAID OFFICIAL RECORDS; THENCE S.89 DEGREES 47'24"E., 121.93 FEET TO A 1/2" IRON ROD MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1000, PAGE 1088; THENCE N.00 DEGREES 19'25"E., 357.10 FEET TO A 3/4" IRON PIPE, ON THE SOUTH RIGHT-OF-WAY LINE OF SW COUNTY ROAD NO. 778, A PUBLIC RIGHT-OF-WAY; THENCE S.89 DEGREES 43'25"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 25.51 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S.89 DEGREES 43'25"E, STILL ALONG SAID SOUTH RIGHT-OF-WAY LINE, 30.01 FEET TO A 5/8" IRON ROD, LB 6578, MARKING THE NW CORNER OF LANDS DESCRIBED IN ORB 1095, PAGE 1246, OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 22'56"E., 355.06 FEET TO A 5/8" IRON ROD, LB 6578, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1095, PAGE 1246; THENCE S.01 DEGREES 20'01"E., 65.23 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING THE SW CORNER OF LANDS DESCRIBED AS PARCEL "C", IN ORB 1263, PAGE 906, OF SAID OFFICIAL RECORDS; THENCE S.01 DEGREES 22'58"E., 90.00 FEET; THENCE S.88 DEGREES 37'02"W., 30.00 FEET; THENCE N.01 DEGREES 22'58"W., 90.01 FEET; THENCE N.01 DEGREES 20'01"W., 65.23 FEET; THENCE N.01 DEGREES 22'56"W., 355.92 FEET TO THE POINT OF BEGINNING.