

Prepared by and return to:

Crystal L. Curran
Alachua Title Services, LLC
16407 Northwest 174th Drive
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Alachua, FL 32615
(386) 418-8183
File No 21-325

Parcel Identification No 06-7S-17-09925-113 (PART OF)

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of April, 2021 between **Charlotte Thomas Moore and Denver Randall Moore, a married couple**, whose post office address is **274 SW Robin Lane, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Thomas Chester Slone and Mindi Lee Slone, a married couple, as tenants by the entirety**, whose post office address is **2509 Northwest 54th Boulevard, Gainesville, FL 32653**, of the County of Alachua, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

PARCEL 15

A TRACT OF LAND SITUATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, HEREINAFTER BEING REFERRED TO AS "OLD NIBLACK FARMS" AN UNRECORDED SUBDIVISION AS SURVEYED BY ALACHUA COUNTY LAND SURVEYORS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR A POINT OF REFERENCE THENCE RUN N.89 DEGREES 37'58"E., ALONG THE NORTH LINE OF THE AFOREMENTIONED SECTION 6, A DISTANCE OF 922.59 FEET TO A STEEL ROD AND CAP; THENCE RUN S.00 DEGREES 10'43"W., A DISTANCE OF 499.96 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S.00 DEGREES 10'43"W., A DISTANCE OF 501.40 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S.00 DEGREES 10'43"W., A DISTANCE OF 502.79 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S.00 DEGREES 10'43"W., A DISTANCE OF 508.77 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S.00 DEGREES 10'43"W., A DISTANCE OF 817.43 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S.00 DEGREES 10'43"W., A DISTANCE OF 543.18 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S.00 DEGREES 10'43"W., A DISTANCE OF 543.18 FEET TO A STEEL ROD AND CAP ON THE SOUTH LINE OF THE AFOREMENTIONED SECTION 6; THENCE RUN N.89 DEGREES 34'00"E., ALONG SAID SOUTH LINE, A DISTANCE OF 802.08 FEET TO A STEEL ROD AND CAP; THENCE RUN N.00 DEGREES 10'43"E., A DISTANCE OF 543.18 FEET TO A STEEL ROD AND CAP; THENCE RUN S. 89 DEGREES 34'00" W., A DISTANCE OF 802.08 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING.

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 60 FOOT WIDE STRIP OF LAND. SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S 00 DEGREES 07'23" E, A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S 89 DEGREES 33'21" W, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF

THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN S 00 DEGREES 05'46" E, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N 89 DEGREES 33'21" E, PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90 DEGREES 23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S 45 DEGREES 15'07" E, 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 00 DEGREES 03'35" E, A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24 DEGREES 10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S 12 DEGREES 08'51" E, 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 24 DEGREES 14'07" E, A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24 DEGREES 10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S 12 DEGREES 08'51" E, 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 00 DEGREES 03'35" E, A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90 DEGREES 23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S 45 DEGREES 15'07" E, 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 89 DEGREES 33'21" E, A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35 DEGREES 03'28", AN ARC DISTANCE OF 122.38 FEET (CHORD BEARING AND DISTANCE OF S 72 DEGREES 54'54" E, 120.48 FEET, RESPECTIVELY) TO THE INTERSECTION OF SAID CURVE WITH THE EAST LINE OF THE AFOREMENTIONED SECTION 1; THENCE CONTINUE SOUTHEASTERLY, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 13 DEGREES 57'21", AN ARC DISTANCE OF 48.71 FEET (CHORD BEARING AND DISTANCE OF S 62 DEGREES 21'50" E, 48.59 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 55 DEGREES 23'50" E, A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35 DEGREES 02'50", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S 72 DEGREES 54'35" E, 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 89 DEGREES 34'00" E, A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN S 00 DEGREES 10'43" W, A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE S 00 DEGREES 10'43" W, A DISTANCE OF 630.14 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN N 89 DEGREES 34'00" E, A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE N 89 DEGREES 34'00" E, A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN S 00 DEGREES 10'43" W, A DISTANCE OF 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN N 00 DEGREES 10'43" E, A DISTANCE OF 1182.88 FEET TO A POINT DESIGNATED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE N 00 DEGREES 10'43" E, A DISTANCE OF 350.08 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN N 89 DEGREES 37'58" E, A DISTANCE OF 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE N 89 DEGREES 37'58" E, A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN S 00 DEGREES 10'43" W, A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.

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

Subject to taxes for 2021 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said

Warranty Deed

land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: JERRY HURT

[Signature]
Charlotte Thomas Moore

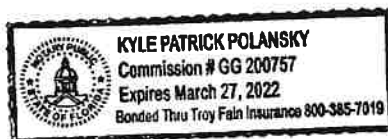
[Signature]
Denver Randall Moore

[Signature]
WITNESS
PRINT NAME: KYLE POLANSKY

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 29 day of APRIL, 2021, by Charlotte Thomas Moore and Denver Randall Moore.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: DLIVE