

416

Original Deed

Y4 Section, which
still includes 10 ac that
is less & excepted from
other deed
Bk 1434 Pg 1040

Prepared by and return to:
Ralph Robert Deas

The Law Office of Ralph R. Deas
227 SE Hernando Ave
Lake City, FL 32025
386-754-0771
File Number: 2056

Inst: 201912009534 Date: 04/24/2019 Time: 3:31PM
Page 1 of 2 B: 1383 P: 347, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 2450.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of April, 2019 between Jeanette Higginbotham aka Jeanette M Murray, an unmarried widow whose post office address is 606 SW JAFUS, Lake City, FL 32024, grantor, and Kevin Huesman whose post office address is 6974 156th Place, Wellborn, FL 32094, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00) 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:

SW ¼ of the SE ¼, Section 1, Township 4 South, Range 15 East, Columbia County, Florida.
LESS AND EXCEPT the following-described real property: Commence at the Southeast corner of the SW ¼ of SE ¼ of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run North 00 degrees 08 minutes 26 seconds East along the East line of said SW ¼ of the SE ¼ of Section 1 a distance of 50.03 feet to the POINT OF BEGINNING; thence South 89 degrees 11 minutes 20 seconds West along the North right-of-way line of County Road 252 (SW Pinemount Road) a distance of 295.77 feet; thence North 00 degrees 08 minutes 26 seconds East along a line parallel to the East line of the SW ¼ of the SE ¼ of Section 1 a distance of 147.30 feet; thence North 89 degrees 11 minutes 20 seconds East along a line parallel to the North right-of-way of County Road 252 (SW Pinemount Road) a distance of 295.77 feet to a point on the East line of the SW ¼ of the SE ¼ of Section 1; thence South 00 degrees 08 minutes 26 seconds West along said East line of the SW ¼ of the SE ¼ of Section 1 a distance of 157.30 feet to the POINT OF BEGINNING. Containing 1.00 acre (43,560 square feet).

Parcel Identification Number: 01-4S-15-00315-000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2018.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Sarah M. Deas
Witness Name: Sarah M. Deas
David C. Brown
Witness Name: David C. Brown

Jeanette Higginbotham (Seal)
Jeanette Higginbotham

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 22nd day of April, 2019 by Jeanette Higginbotham, who ☐ is personally known or ☒ has produced a driver's license as identification

[Notary Seal]

Sarah M. Deas
Notary Public
Printed Name: Sarah M. Deas
My Commission Expires: July 23, 2021



This instrument prepared by and when recorded return to:
Lloyd E. Peterson, Jr., Esq.
905 SW Baya Drive
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, legal description, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Columbia County Parcel ID#: 01-4S-15-00315-000

Deeding remaining property
into Corporation name.

Inst: 202112006419 Date: 04/08/2021 Time: 1:58PM
Page 1 of 3 B: 1434 P: 1040, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS WARRANTY DEED made the 26th day of March, 2021, By KEVIN HUESMAN, whose address is 6974 156th Place, Wellborn, FL 32094, hereinafter called the grantor, to PINEMOUNT PLANTATION LLC, an incorporated Florida Limited Liability Company, whose business address is: 4312 Pinemount Rd, Lake City, FL 32024 and mailing address is 6974 156th Place, Wellborn, Florida 32094 hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all of the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnessed: That the grantor, for and in consideration of the sum of \$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:

Begin at the NE corner of the SW ¼ of the SE ¼ of Section 1, Township 4 South Range 15 East, COLUMBIA COUNTY, FLORIDA and Run South 88 degrees 21 minutes 22 seconds West, along the North Line of said SW ¼ of SE ¼, 1330.13 Feet to the NW Corner of said SW ¼ SE 1/4 : Thence South 00 degrees 43 minutes 45 seconds East along the West Line of said SW ¼ of SE ¼, 1275.39 Feet to the North Right-of-Way line of SW Pinemount Road; Thence North 88 degrees 24 minutes 50 seconds East, along said North Right-of Way Line, 1034.06 Feet to the SW Corner of lands described in Book 1378 Page 393; Thence North 00 degrees 40 minutes 25 seconds West, 147.17 feet to the Northwest Corner of said lands: Thence North 88 degrees 25 minutes 00 seconds East, 295.78 Feet along the North Line of said Lands to the East Line of said SW ¼ of SE 1/4; Thence North 00 degrees 42 minutes 55 seconds West, along said East Line of SW ¼, of SE ¼, 1276.83 feet to the POINT OF BEGINNING. Containing 37.96 acres, More or Less

LESS AND EXCEPT:

Begin at the NE Corner of the SW ¼ of the SE ¼ of Section 1, Township 4 South, Range 15 East, Columbia County, Florida and Run South 88 degrees 21 minutes 22 seconds West, along the North line of said SW ¼ of SE ¼, 511.57 feet; thence South 00 degrees 53 minutes 45 seconds West, 479.86 feet; thence South 86 degrees 18 minutes 57 seconds East, 526.61 feet to East Line of said SW ¼ of SE ¼; thence North 00 degrees 42 minutes 55 seconds West, along said East line of said SW ¼ of SE 1/4, 528.36 Feet to the POINT OF BEGINNING. Containing 6.00 Acres, More or Less.

Together with an Easement for Ingress and Egress as lies 15.00 feet to the Right and 15.00 Feet to the Left of the following described Centerline?

Commence at the NE corner of the SW ¼ of The SE ¼ of Section 1, Township 4 South, Range 15 East, COLUMBIA COUNTY, FLORIDA and run South 88 degrees 21 minutes 22 seconds West, along the North line of said SW ¼ of SE ¼, 511.57 feet; thence South 00 degrees 53 minutes 45 seconds West, 377.56 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 42 degrees 10 minutes 45 seconds West, 78.97 feet; thence South 04 degrees 6 minutes 37 seconds East, 86.98 feet; thence South 19 degrees 24 minutes 25 seconds East, 793.07 feet to the Northerly Right-Of-Way Line of SW Pinemount Road and to the POINT OF TERMINATION OF SAID CENTERLINE.

family lot to Son

ALSO LESS AND EXCEPT THE FOLLOWING:

Begin at the NW Corner of SW ¼ of SE ¼ of Section 1, Township 4 South, Range 15 East, Columbia County, Florida and Run South .00 Degrees 43 Minutes 45 Seconds East, Along the West Line of said SW ¼ of SE ¼, 1276.09 Feet; Thence North 88 Degrees 23 Minutes 58 Seconds East, 341.79 Feet; Thence North 00 Degrees 43 Minutes 46 Seconds West, 1276.25 Feet to the North Line of Said SW ¼ of SE ¼; Thence South 88 Degrees 22 Minutes 20 Seconds W 341.79 Feet TO THE POINT OF BEGINNING. CONTAINING 10.01 ACRES More or Less.

Parcel ID number 01-4S-15-00315-003

*Building on this
parcel that remains
in owners name.
00315-003 - See
Bk 1383 pg 347
for deed.*

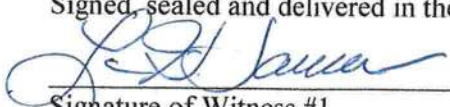
The above described property is the homestead of the grantors.

TOGETHER with all tenements, hereditaments and appurtenances thereof belonging or in anywise appertaining.

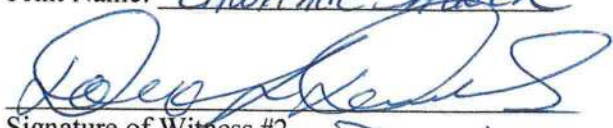
TO HAVE AND TO HOLD the same in fee simple forever.

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 all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.


IN WITNESS WHEREOF, Grantor has executed this deed on MARCH 26, 2021.
Signed, sealed and delivered in the presence of:


Signature of Witness #1

Print Name: Lawrence Sander


Signature of Witness #2

Print Name: Dorothy Daniels

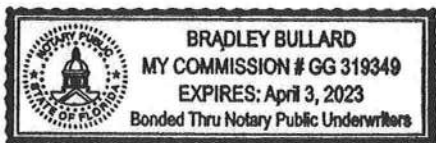

KEVIN HUESMAN, Grantor
6974 156th Place
Wellborn, FL 32094

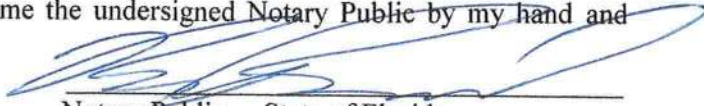
STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on MARCH 26, 2021, subscribed before me by means of X physical presence or ___online notarization, by **KEVIN HUESMAN**, who is personally known or produced a Florida Driver's License as identification, who is the person described in and who executed the foregoing instrument, and who, after being duly sworn, says that the execution hereof is her free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

(NOTORIAL SEAL)




Notary Public - State of Florida
Print Name/Commission Expires: