

Prepared by and return to:

Debbie Moore
Brinson & McLeod Title and Closing Services, LLC
118 Parshley Street Southwest
Live Oak, FL 32064
(386) 330-0125
File No 21-193

Parcel Identification No 36-5S-15-00487-007

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WARRANTY DEED

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

This indenture made the 9th day of July, 2021 between Max E. Machnik and Patricia B. Machnik, husband and wife, whose post office address is 167 SW Beacon Way, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantors, to Sean Boyle and Leighann Boyle, husband and wife, whose post office address is 678 SW Quarry Circle, Fort White, FL 32038, of the County of Columbia, 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:

That part of the South 219.0 feet of the North 1085.0 feet of the Southwest 1/4 of the Southeast 1/4 as lies East of Old Ichetucknee Avenue now known as SW Yale Terrace, Section 36, Township 5 South, Range 15 East, Columbia County, Florida.

LESS AND EXCEPT: Road Right-of-Way lying Westerly of and within 40 feet of a line described as follows: Beginning at a point on the Southerly boundary of Section 36, Township 5 South, Range 15 East, Columbia County, Florida, that lies North 89 degrees 49 minutes 42 seconds West a distance of 1,321.15 feet from the Southeast corner of said Section 36; thence run North 00 degrees 26 minutes 03 seconds West a distance of 192.55 feet to the beginning of a curve concave Southeasterly having a radius of 1,909.86 feet; thence run Northwesterly, Northerly and Northeasterly along the arc of said curve through a central angle of 23 degrees 34 minutes 20 seconds a distance of 785.74 feet to the end of said curve; thence run North 23 degrees 08 minutes 17 seconds East a distance of 2,073.42 feet to the beginning of a curve concave Northwesterly having a radius of 3,819.72 feet; thence run along the arc of said curve through a central angle of 23 degrees 45 minutes 07 seconds an arc distance of 1,583.46 feet to the end of said curve and to a point on the Easterly boundary of said Section 36; thence run North 00 degrees 36 minutes 50 seconds West along said Easterly boundary line a distance of 906.50 feet to the Northeast corner of said Section 36 and the Southeast corner of Section 25, Township 5 South, Range 15 East; thence run North 0 degrees 30 minutes 05 seconds West along the Easterly boundary of said Section 25 a distance of 5,318.45 feet to the Northeast corner of said Section 25.

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 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:

Debbie G. Moore

WITNESS

PRINT NAME: Debbie G. Moore

Nicole Moore

WITNESS

PRINT NAME: Nicole Moore

Max E. Machnik

Max E. Machnik

Patricia B. Machnik

Patricia B. Machnik

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 9th day of July, 2021, by Max E Machnik and Patricia B Machnik.

Debbie G. Moore

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ✓

Type of Identification

Produced: FL DL

