

BSG:dbb
1033.01-24-161
01/22/2025

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
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, or existence of liens.
The names, addressees, tax identification numbers
and legal description were furnished by the parties
to this instrument.

REC. 39.50
DOC. 170
INT. _____
INDEX 2.00
CONSIDERATION 2.00

Inst: 202512002303 Date: 02/05/2025 Time: 3:42PM
Page 1 of 4 B: 1532 P: 1717, James M Swisher Jr, Clerk of Court
Columbia, County, By: vdw
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of January, 2025, by **CLAUDIUS F. JOHNS, III**, also known as **CLAUDIUS FURLONG JOHNS, III**, and **LINDA D. JOHNS**, also known as **LINDA DYAL JOHNS**, husband and wife, whose mailing address is 463 SW Dyal Avenue, Lake City, Florida 32024, hereinafter called the Grantors, to **ASHLEY JOHNS THOMAS** and **ADAM JACKSON THOMAS**, wife and husband, whose mailing address is 16505 NW 205th Street, High Springs, Florida 32643, hereinafter called the Grantees:

WITNESSETH:

That Grantors, for and in consideration of love and affection, hereby grant, alien, remise, release, convey and confirm unto Grantees, all that certain land situate in Columbia County, Florida, viz:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND RUN NORTH 88° 49' 51" EAST, 23.34 FEET TO AN IRON ROD AND CAP AND THE POINT OF BEGINNING. THENCE, FROM THE POINT OF BEGINNING, NORTH 02° 10' 46" WEST, 465.93 FEET TO AN IRON ROD AND CAP; THENCE, CONTINUE NORTH 1° 44' 15" WEST,

11.04 FEET TO AN IRON ROD; THENCE, NORTH 2° 12' 55" WEST, 99.56 FEET TO AN IRON ROD AND CAP; THENCE, RUN NORTH 87° 58' 47" EAST, 775.23 FEET TO AN IRON ROD AND CAP; THENCE, RUN SOUTH 2° 41' 48" EAST 586.95 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 88° 44' 29" WEST, 780.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.388 ACRES, MORE OR LESS.

TOGETHER WITH:

AN EASEMENT FOR INGRESS, EGRESS AND RESIDENTIAL UTILITY SERVICE, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND RUN NORTH 88° 49' 51" EAST, 23.34 FEET TO AN IRON ROD AND CAP; THENCE, NORTH 02° 10' 46" WEST, 465.93 FEET TO AN IRON ROD AND CAP; THENCE, CONTINUE NORTH 1° 44' 15" WEST, 11.04 FEET TO AN IRON ROD AND CAP; THENCE, NORTH 2° 12' 55" WEST, 99.56 FEET TO AN IRON ROD AND CAP AND THE POINT OF BEGINNING. THENCE, SOUTH 87° 43' 11" WEST, 75.50 FEET TO A CONCRETE MONUMENT; THENCE, SOUTH 87° 49' 45" WEST, 200.65 FEET TO A UNCAPPED IRON ROD; THENCE, NORTH 61° 32' 53" WEST, 99.88 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF SW DYAL AVENUE; THENCE, ALONG AND WITH SAID RIGHT-OF-WAY, NORTH 28° 39' 31" EAST, 60.00 FEET; THENCE, SOUTH 61° 32' 54" EAST, 83.18 FEET; THENCE, NORTH 87° 43' 53" EAST, 184.26 FEET; THENCE, NORTH 87° 58' 47" EAST, 135.67 FEET; THENCE, SOUTH 2° 01' 13" EAST, 60.00 FEET; THENCE, SOUTH 87° 58' 47" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

Parcel Numbers: 26-4S-16-03189-002 (a portion of)

N.B. Grantors are the parents of Grantee, Ashley Johns Thomas.

This deed is given to and accepted by Grantees subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

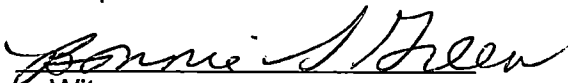
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

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

AND the Grantors hereby covenant with said Grantees that the Grantors are
lawfully seized of said land in fee simple; that the Grantors have good right and lawful
authority to sell and convey said land; that the Grantors hereby fully warrant 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 said Grantors have signed and sealed these
presents the day and year first above written.

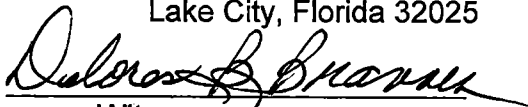
Signed, sealed and delivered
in the presence of:


Witness

BONNIE S. GREEN

(Print/type name)

Address: 1241 South Marion Avenue
Lake City, Florida 32025

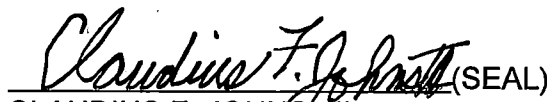



Witness

Delores B. Brannen
(Print/type name)

Address: 1241 South Marion Avenue
Lake City, Florida 32025

Witnesses as to Grantors

 (SEAL)
CLAUDIUS F. JOHNS, III

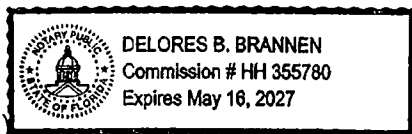
 (SEAL)
LINDA D. JOHNS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of January, 2025, by CLAUDIUS F. JOHNS, III, also known as CLAUDIUS FURLONG JOHNS, III, and LINDA D. JOHNS, also known as LINDA DYAL JOHNS, husband and wife, who are personally known to me or who produced FL Driver License as identification.

(NOTARIAL
SEAL)



Delores B. Brannen
Notary Public, State of Florida

Delores B. Brannen

My commission expires: