

Sales price 63,000.00
doc. 469.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of

Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055

File No. 24-02017

Parcel No.: 09818-015

Inst: 202412002960 Date: 02/16/2024 Time: 2:11PM
Page 1 of 2 B: 1508 P: 610, James M Swisher Jr, Clerk of Court
Columbia, County, By: TCJC
Deputy ClerkDoc Stamp-Deed: 469.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 16th day of February, 2024, by JORDAN PLEASANTON, hereinafter called the Grantor, to RODGER CHAMBERS, whose post office address is 105 SE JEFFERSON GLEN, HIGH SPRINGS, FL 32643, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A"

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jessica L. Nettles
Witness Signature
Printed Name: Jessica L. Nettles
Witness Address: 757 W. Duval St
Lake City, FL 32055

Jordan Pleasanton L.S.
Name: JORDAN PLEASANTON
Address: P.O. BOX 1254, LAKE CITY, FL 32056

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG
Witness Address: 757 W. Duval St
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of February, 2024, by JORDAN PLEASANTON, who is personally known to me or who has produced Driver's License as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

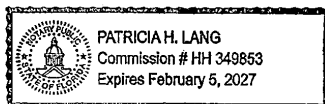


EXHIBIT "A"

A part of Lot G of COUNTRY OAK FARMS, UNRECORDED, being more particularly described as follows:

Commence at the Southwest corner of the NW 1/4 of Section 31, Township 6 South, Range 17 East, Columbia County, Florida, and run thence N 89 degrees 44 minutes 43 seconds E, 50.94 feet to the Easterly right-of-way line of a county maintained graded road; thence N 03 degrees 39 minutes 06 seconds W, along said right-of-way line, 38.63 feet; thence N 89 degrees 09 minutes 46 seconds E, 1551.66 feet to the POINT OF BEGINNING; thence N 29 degrees 54 minutes 42 seconds W, 316.97 feet; thence N 50 degrees 58 minutes 35 seconds E, 488.38 feet; thence N 39 degrees 15 minutes 13 seconds W, 498.47 feet; thence N 50 degrees 58 minutes 00 seconds E, 268.57 feet; thence S 39 degrees 02 minutes 00 seconds E, 328.57 feet; thence S 00 degrees 16 minutes 22 seconds W, 275.40 feet; thence S 27 degrees 48 minutes 47 seconds W, 686.09 feet to the POINT OF BEGINNING.

SUBJECT TO an easement for ingress and egress over and across the following-described property: Commence at the Southwest corner of the NW 1/4 of Section 31, Township 6 South, Range 17 East, Columbia County, Florida, and run thence N 89 degrees 44 minutes 43 seconds E, 50.94 feet to the Easterly right-of-way line of a county maintained graded road; thence N 03 degrees 39 minutes 06 seconds W, along said right-of-way line, 38.63 feet; thence N 89 degrees 09 minutes 46 seconds E, 1551.66 feet; thence N 29 degrees 54 minutes 42 seconds W, 821.83 feet; thence N 50 degrees 58 minutes 00 seconds E, 406.43 feet to the POINT OF BEGINNING of said easement; thence continue N 50 degrees 58 minutes 00 seconds E, 268.57 feet; thence S 39 degrees 02 minutes 00 seconds E 30.00 feet; thence S 50 degrees 58 minutes 00 seconds W, 268.50 feet; thence N 39 degrees 15 minutes 13 seconds W, 30.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a one-fourth undivided interest in the following-described parcel: Commence at the NE corner of the NW 1/4 of Section 31, Township 6 South, Range 17 East, and run S 00 degrees 16 minutes 22 seconds W, along the East line thereof, 108.30 feet to the South right-of-way line of State Road No. 18; thence S 50 degrees 58 minutes 00 seconds W along said South right-of-way line, 1567.71 feet for a POINT OF BEGINNING; thence continue S 50 degrees 58 minutes 00 seconds W, 60.00 feet; thence S 39 degrees 02 minutes 00 seconds E, 812.57 feet; thence S 00 degrees 15 minutes 22 seconds W, 275.40 feet; thence S 09 degrees 43 minutes 38 seconds E, 60.00 feet; thence N 00 degrees 16 minutes 22 seconds E, 296.83 feet; thence N 39 degrees 02 minutes 00 seconds W, 834.00 feet to the POINT OF BEGINNING.