

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder

Grunder & Petteway, P. A.

23349 NW CR 236, Suite 10

High Springs, Florida, 32643

Tax Parcel Number:

A portion of 19-6S-18-10621-003

THIS INDENTURE made February 28, 2025,

BETWEEN Peggy Fain Holman, a single person, whose post office address is 108 SE Turtle Glen, Lake City, Florida, 32025, herein called Grantor, and

Andrew Myers and Corey Myers, husband and wife, whose post office address is 24072 NW 188th Ave., High Springs, Florida, 32643, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Columbia state of Florida, to wit:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01°14'43"E., ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 856.02 FEET TO THE POINT OF BEGINNING; THENCE N.78°34'09"E., A DISTANCE OF 607.33 FEET; THENCE N.01°14'43"W., A DISTANCE OF 832.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD #18 (PAVED/PUBLIC); THENCE S.77°56'35"W., ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 262.07 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2814.93 FEET, AN INCLUDED ANGLE OF 07°06'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S. 74°22'59"W, 348.73 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 348.95 FEET TO THE END OF SAID CURVE ALSO BEING A POINT ON THE WEST LINE OF SAID SE 1/4; THENCE S.01°17'51"E., ALONG SAID WEST LINE, A DISTANCE OF 803.62 FEET TO THE POINT OF BEGINNING.

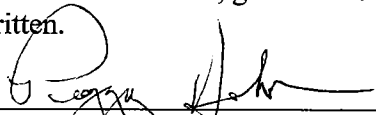
RESERVING UNTO GRANTOR, HER SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS THE WESTERLY 60 FEET OF THE ABOVE-DESCRIBED PROPERTY, INCLUDING SE CLAY FEAGLE COURT AS SHOWN ON THE HEREAFTER DESCRIBED BRITT SURVEY. SAID EASEMENT IS APPURTENANT TO GRANTOR'S REMAINING CONTIGUOUS PROPERTY LYING SOUTH AND EAST OF THE ABOVE-DESCRIBED PROPERTY. *all*

The legal description has been supplied by Grantee pursuant to that Survey prepared by Britt Surveying & Mapping, LLC, bearing Job Number L-31075 and dated 2/05/2025. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.


AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


Grantor and grantee are used for singular or plural, as context requires.

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


Peggy Fain Holman

Two witnesses to the signature of Peggy Fain Holman:

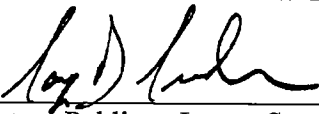

Amy L. Kenner Of 23349 NW CR 236, Suite 10, High Springs, FL 32643


Gary D. Grunder Of 23349 NW CR 236, Suite 10, High Springs, FL 32643

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 28 day of February, 2025 by Peggy Fain Holman who

- (☒) is personally known to me
() who has produced a valid Florida driver's license as identification
() who produced _____ as identification


Notary Public at Large, State of Florida

(SEAL)
24261

