

PREPARED BY & RETURN TO:

Name: LUCAS BENDENBAUGH

Address: 6488 S. US HWY 441  
LAKE CITY, FL 32025

Parcel ID No.: P/O R98798-001

Inst: 202312023751 Date: 12/18/2023 Time: 10:57AM  
Page 1 of 2 B: 1504 P: 2198, James M Swisher Jr, Clerk of Court  
Columbia, County, By: DN  
Deputy Clerk Doc Stamp-Deed: 0.70 DN

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 15<sup>th</sup> day of **DECEMBER, 2023**, by **DAVID BEDENBAUGH**,  
**CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **LUCAS BEDENBAUGH**, whose  
post office address is **6488 S. US HWY 441, LAKE CITY, FL 32025**, 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 COLUMBIA COUNTY, State of FLORIDA, viz:

**SEE ATTACHED EXHIBIT "A"**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO  
WARRANTIES AGAINST THE SAME.  
LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2023 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,  
2022.

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:*

Jenna A. Nettles  
Witness Signature  
Printed Name: Jenna A. Nettles

David Bedenbaugh L.S.  
Name: DAVID BEDENBAUGH  
Address: 6488 S US HWY 441, LAKE CITY, FL 32025

Brooke Parrish  
Witness Signature  
Printed Name: Brooke Parrish

STATE OF FLORIDA  
COUNTY OF COLUMBIA

this 15<sup>th</sup> day of **DECEMBER, 2023**, by **DAVID BEDENBAUGH**, who is personally known to me or who has produced  
Driver's License as identification.



**JENNA A. NETTLES**  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

Jenna A. Nettles  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26



**JENNA A. NETTLES**  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

**EXHIBIT "A"**  
**"PARCEL F"**

PART OF THE SE ¼ OF THE SE ¼ OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N. 88 DEGREES 36'32"E., ALONG THE SOUTH LINE OF SAID SE ¼ OF THE SE ¼, A DISTANCE OF 464.76 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE N.02 DEGREES 38'52"W., 244.11 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N. 86 DEGREES 35'02"E., 291.16 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 862, PAGE 2118, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE N. 86 DEGREES 35'02"E., ALONG THE MONUMENTED SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 862, PAGE 2118, A DISTANCE OF 336.33 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 862, PAGE 2118, AND BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41/441; THENCE S.28 DEGREES 49'51"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 174.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S. 87 DEGREES 01'12"W., 414.26 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.02 DEGREES 38'52"E., 100.34 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED SOUTH LINE OF THE SE ¼ OF THE SE ¼; THENCE S.88 DEGREES 36'32"W., 290.03 FEET TO THE POINT OF BEGINNING