

Prepared by and return to:

Joe Monteau

Haile Title Company

4739-B NW 53rd Avenue

Gainesville, FL 32653

(352) 371-6264

File No HT-22-281

Parcel Identification No R09879-006

\$47,500

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **July 18, 2022** between **George H. DeVaney, III and Charlotte DeVaney, husband and wife**, whose post office address is **276 Southeast Sunset Glen, High Springs, FL 32643**, grantor, to **Dillon L. Sherouse, a single man and Hallie F. Milliron, a single woman, as joint tenants with rights of survivorship.**, whose post office address is **1518 Northwest 39th Street, Gainesville, FL 32605**, 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:

PARCEL 9

A TRACT OF LAND SITUATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 100D NAIL AT THE SW CORNER OF THE AFOREMENTIONED SECTION 3, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF REFERENCE AND RUN N 88°20'08" E, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF US. HIGHWAY NO. 441; THENCE RUN N 01°53'11" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 570.05 FEET TO A STEEL ROD AND CAP; THENCE RUN N 88°20'08" E, A DISTANCE OF 631.97 FEET TO A STEEL ROD AND CAP; THENCE RUN N 89°30'00" E, A DISTANCE OF 315.39 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE RUN N 01°52'06" W, A DISTANCE OF 695.64 FEET TO A STEEL ROD AND CAP; THENCE RUN N 88°20'08" E, A DISTANCE OF 29.74 FEET TO A STEEL ROD AND CAP; THENCE RUN N 88°27'11" E, A DISTANCE OF 282.77 FEET TO A STEEL ROD AND CAP; THENCE RUN S 01°52'06" E, A DISTANCE OF 701.41 FEET TO A STEEL ROD AND CAP; THENCE RUN S 89°30'00" W, A DISTANCE OF 312.60 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITIES OVER AND ACROSS THE WEST 10.00 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER AND ACROSS A 60.00 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 100D NAIL AT THE SW CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN N 88 DEG. 20 MIN. 08 SEC. E, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE RUN N 01 DEG. 53 MIN. 11 SEC. W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 510.05 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE N 01 DEG. 53 MIN. 11 SEC. W, ALONG SAID EAST LINE, A DISTANCE OF 60.00 FEET TO A STEEL ROD AND CAP; THENCE RUN N 88 .DEG.20 MIN. 08 SEC. E, A DISTANCE OF 631.97 FEET TO A STEEL ROD AND CAP; THENCE RUN N 89 DEG. 30 MIN. 00 SEC. E , A DISTANCE OF 998.09 FEET TO A STEEL ROD AND CAP; THENCE RUN S 00 DEG. 30 MIN. 00 SEC. E, A DISTANCE OF 60.00 FEET TO A STEEL ROD AND CAP; THENCE RUN S 89 DEG. 30 MIN. 00 SEC. W, A DISTANCE OF 997.48 FEET; THENCE RUN S 88 DEG. 20 MIN. 08 SEC. W, A DISTANCE OF 631.13 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATED THEREON.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for **2022** 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:

WITNESS

PRINT NAME: Daniel R. Montean

George H. DeVaney, III
George H. DeVaney, III

WITNESS

PRINT NAME: See Montean

WITNESS

PRINT NAME: _____

Charlotte DeVaney
Charlotte DeVaney

WITNESS

PRINT NAME: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18 day of July, 2022, by George H. DeVaney, III and Charlotte DeVaney.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Driver's License

