

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615

File No 24-224

Parcel Identification No ~~26-5S-16-03717-107~~

[Space Above This Line For Recording Data]

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

This indenture made the 15th day of October, 2024 between **CHARLES M. SADLER, a single man**, whose post office address is 1809 Larson Street, Salina, KS 67401, of the County of Saline, Kansas, Grantor, to **CODY KING and ASHLEIGH KING, husband and wife**, whose post office address is 3477 Southwest 69th Path, Lake Butler, FL 32054, of the County of Union, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 COLUMBIA, Florida, to-wit:

Commence at the Northeast corner of Section 26, Township 5 South, Range 16 East, Columbia County, Florida and run thence S 88°59'01" W along the North line of said Section 26, 784.29 feet, thence S 0°16'58" E, 1153.19 feet, thence N 89°42'25" W, 760.58 feet to the POINT OF BEGINNING, thence S 0°16'58" E, 1146.65 feet to the North line of Carl Edwards Road (a County maintained graded road), thence N 89°42'25" W along said North line, 380.29 feet to the East right-of-way line of a 60 foot road easement, thence N 0°16'58" W along said East right-of-way line, 1146.65 feet, thence S 89°42'25" E, 380.29 feet to the POINT OF BEGINNING, Said lands being a part of the NE 1/4 of Section 26.

LESS AND EXCEPT

Commence at the Northeast corner of Section 26, Township 5 South, Range 16 East, Columbia County, Florida and run thence S 88°59'01"W, along the North line of said Section 26, 784.29 Feet; thence S 00°16'58"E, 1153.19 Feet; thence N 89°42'25" W, 760.58 Feet to the point of beginning; thence S 00°16'58"E, 573.34 Feet; thence N 89°42'25" W, 380.29 Feet, thence N 00°16'58" W, 573.34 Feet; thence S 89°42'25" E, 380.29 Feet to the point of beginning.

AND TOGETHER WITH

A 60 Foot road easement being more particularly described as follows:

Commence at the Northwest corner of the NE 1/4 of Section 26, Township 5 South, Range 16 East, Columbia County, Florida and run thence N 88°59'01" E, along the North line of said Section 26, 691.56 Feet, thence S 04°21'39" E, 222.66 Feet to a point on the perimeter of a cul-de-sac and to the point of beginning, thence Southeasterly and Southerly along a curve concave to the right having a radius of 50 feet and a central angle of 143°07'48" an arc distance of 124.90 Feet to the end of said curve; thence S 00°16'58"E, along the East right of way line of said easement, 1961.08 Feet to the North line of Carl Edwards Road (a county maintained graded road); thence N 89°42'25" W, along said North line, 60.00 Feet; thence N 00°16'58" W, along the West right of way line of said easement, 1960.47 Feet to the perimeter of a cul-de-sac; thence Northwesterly and Northerly along a curve concave to the right having a radius of 50 Feet and a central angle of 143°07'48", an arc distance of 124.90 Feet to the point of beginning.

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

Subject to taxes for 2023 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.

Warranty Deed

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

Signed, sealed and delivered in our presence:

Paula Brick
WITNESS
PRINT NAME: Paula Brick
Emili Garcke
WITNESS
PRINT NAME: Emili Garcke
STATE OF Kansas
COUNTY OF Saline

Charles M Sadler
CHARLES M. SADLER
2130 S Ohio
Salina KS 67401
WITNESS 1 ADDRESS
2130 S. OHIO
Salina KS 67401
WITNESS 2 ADDRESS

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 1 day of October, 2024, by CHARLES M SADLER.

Denet Brightbill
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____