

Prepared by:
Gator Title, LLC
Britany Rowley
4041 NW 37th Place, Suite C
Gainesville, FL 32606
File No.: GA21-92613
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Made this March 24, 2021, A.D. by Robert Joseph Hall, a single man, whose address is: 1108 South G Street, Port Angeles, WA 98363 hereinafter called the grantor, to Lori Creasey, a single woman, whose post office address is: 100 Sugar Bear Glen, Fort White, FL 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

Lot 5, SOUTHLAND TRAILS UNRECORDED parcel of land lying in Section 2, Township 6 South, Range 15 East, Columbia County, Florida, being more particularly described as follows: Commence at the Northeast corner of the West 1/2 of said Section 2; thence run S. 01° 05' 04" E., for a distance of 1992.47 feet to a set 1/2" iron rod stamped L.B. 6894; thence run S. 88° 31' 14" W., for a distance of 1322.83 feet to a set 1/2" iron rod stamped L.B. 6894, and the Point of Beginning; thence S. 01° 05' 11" E., for a distance of 662.96 feet to a set 1/2" iron rod stamped L.B. 6894; thence run S. 88° 31' 14" W., for a distance of 666.06 feet to a set 1/2" iron rod stamped L.B. 6894; thence N. 01° 05' 11" W., for a distance of 662.96 feet to a set 1/2" iron rod, stamped L.B. 6894; thence run N. 88° 31' 14" E., for a distance of 666.06 feet to the Point of Beginning. Together with and subject to an Easement for Ingress, Egress and Public Utilities being more particularly described as follows: Commence at the Northeast corner of the West 1/2 of said Section 2; thence S. 01° 05' 06" E., for a distance of 3988.43 feet to a concrete monument stamped L.B. 2392; thence S. 88° 39' 46" W., for a distance of 1322.79 feet to a concrete monument, stamped L.B. 2392 and the Point of Beginning; thence S. 88° 54' 49" W., for a distance of 30.00 feet; thence N. 01° 05' 11" W., for a distance of 636.12 feet; thence S. 88° 31' 14" W., for a distance of 636.06 feet; thence N. 01° 05' 11" W., for a distance of 60.00 feet; thence N. 88° 31' 14" E., for a distance of 636.06 feet; thence N. 01° 05' 11" W., for a distance of 1266.35 feet; thence S. 88° 31' 14" W., for a distance of 636.06 feet; thence N. 01° 05' 11" W., for a distance of 60.00 feet; thence N. 88° 31' 14" E., for a distance of 1327.48 feet; thence S. 01° 05' 11" E., for a distance of 60.00 feet; thence S. 88° 31' 14" W., for a distance of 631.43 feet; thence S. 01° 05' 11" E., for a distance of 1266.35 feet; thence N. 88° 31' 14" E., for a distance of 631.43 feet; thence S. 01° 05' 11" E., for a distance of 60.00 feet; thence S. 88° 31' 14" W., for a distance of 631.43 feet; thence S. 01° 05' 11" E., for a distance of 60.00 feet; thence S. 88° 39' 46" E., for a distance of 30.00 feet; thence S. 01° 04' 52" E., for a distance of 1337.83 feet to the North Right-of-way line of Old Bellamy Road (60' R/W); thence along said Right-of-way line S. 67° 54' 25" W., for a distance of 59.86 feet; thence N. 01° 05' 16" W., for a distance of 1308.82 feet to the Point of Beginning. All Lots Subject to a 10 foot wide Public Utility Easement parallel with and all lot lines and Ingress and Egress Easement.

Parcel ID No.: 02-6S-15-00504-106

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

To Have and to Hold, the same in fee simple forever.

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incidental to the issuance of a title insurance policy
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And the grantor hereby covenants with said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Witness Printed Name: TERRY L COLE

Robert Joseph Hall
Robert Joseph Hall

Address:

1108 South G Street
Port Angeles, WA 98363

Witness Printed Name: JOHNNIE BERRY
NOTARY

State of WASHINGTON

County of JEFFERSON

The foregoing instrument was executed and acknowledged before me this 22nd of March, 2021, by means of ☒ Physical Presence or N/A Online Notarization, by Robert Joseph Hall, who is/are personally known to me or who has produced a valid driver's license as identification.

Johnnie Berry
Notary Public

My Commission Expires: NOV. 7, 2022

(SEAL)

