

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2024-7627CC

Parcel Identification No Parent Parcel 14-7S-16-04211-013

[Space Above This Line For Recording Date]

## WARRANTY DEED

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

This indenture made the 28 day of March, 2024 between **Roger L. Jarrell, Jr. and Kayla N. Jarrell, Husband and Wife**, whose post office address is **372 SW Randolph Ct, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Caleb Lower and Rachel Lower, Husband and Wife**, whose post office address is **3410 NW 91st Street Apt 24A, Gainesville, FL 32606**, of the County of Alachua, State of Florida, 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 County, Florida, to-wit:

**PARCEL A**

LOT 13, SANDY PINES SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 32 AND 32A OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SAID POINT BEING ON A CURVE CONCAVED EASTERLY, AND HAVING A RADIUS OF 5,759.58 FEET AND A CENTRAL ANGLE OF 2 DEGREES, 41 MINUTES 6 SECONDS, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 269.90 FEET (BEARING AND DISTANCE BETWEEN SAID POINTS = SOUTH 4 DEGREES, 55 MINUTES, 7 SECONDS WEST, 269.88 FEET). TO A POINT ON A CURVE CONCAVED EASTERLY, AND HAVING A RADIUS OF 5,759.58 FEET AND A CENTRAL ANGLE OF 0 DEGREES, 22 MINUTES 36 SECONDS, AND BEING THE POINT OF BEGINNING, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.86 FEET (BEARING AND DISTANCE BETWEEN SAID POINTS = SOUTH 3 DEGREES, 23 MINUTES, 16 SECONDS WEST, 37.86 FEET). THENCE SOUTH 89 DEGREES, 9 MINUTES, 17 SECONDS WEST A DISTANCE OF 555.63 FEET. THENCE, NORTH 0 DEGREES, 41 MINUTES, 20 SECONDS WEST A DISTANCE OF 24.31 FEET. THENCE NORTH 87 DEGREES 43 MINUTES, 41 SECONDS EAST, A DISTANCE OF 559.34 FEET TO THE POINT OF BEGINNING.

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

**Subject to** taxes for 2024 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:*

Susan B. Weirich  
Witness: Susan B. Weirich

Address: 426 SW COMMERCE DR.  
SUITE 145 LAKE CITY, FL

Roger L. Jarrell, Jr.  
Roger L. Jarrell, Jr.

Kayla N. Jarrell  
Kayla N. Jarrell

Robert I. Whelan  
Witness: Robert I. Whelan

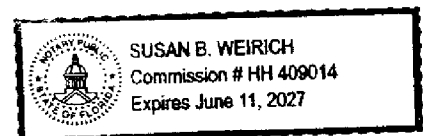
Address: 426 SW COMMERCE DR.  
SUITE 145 LAKE CITY, FL

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 28th day of March, 2024, by Roger L. Jarrell, Jr. and Kayla N. Jarrell.

Susan B. Weirich  
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: ☒

Type of Identification

Produced: FL DH