

Prepared by and return to:  
Crystal Curran  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 20-173

Parcel Identification No 05-7S-16-04138-112

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## WARRANTY DEED

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

This indenture made the 29th day of May, 2020 between **Wayne G. Snodgrass, III, an unmarried man**, whose post office address is **5033 Spanish Oaks Boulevard, Lakeland, FL 33805**, of the County of Polk, State of Florida, Grantor, to **Edgar J. Dawson and Cathy Denise Dawson, a married couple, as tenants by the entirety**, whose post office address is **549 Nicklaus Circle, Cocoa, FL 32927**, of the County of Brevard, State of Florida, Grantees:

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 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:

TOWNSHIP 7 SOUTH - RANGE 16 EAST

PARCEL 12 BRIAR PATCH ESTATES UNRECORDED SUBDIVISION

SECTION 5: COMMENCE at the Northeast Corner of the SW 1/4, Section 5, Township 7 South, Range 16 East, Columbia County, Florida and run thence S 0 deg. 15'45" E, along the East line of said SW 1/4, 1950.41 feet to the POINT OF BEGINNING, thence continue S 0 deg. 15'45" E, 635.44 feet to the SE Corner SW 1/4 of said Section 5, thence S 89 deg. 36'32" W, along the South line of said Section 5, 689.16 feet, thence N 0 deg. 15'45" W, 631.24 feet, thence N 89 deg. 15'34" E, 689.18 feet to the POINT OF BEGINNING.

The North 30 feet of said lands being subject to an easement for ingress and egress.

ALSO: the West 10 feet and the South 20 feet of the North 50 feet of said lands being subject to utility easement for Clay Electric.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS:

A strip of land 60 feet in width being 60 feet to the right of a line described as follows: Commence at the Northeast Corner of the NW 1/4, Section 5, Township 7 South, Range 16 East, Columbia County, Florida and run thence S 0 deg. 14'05" E along the East line of said NW 1/4, 51.29 feet to the South line of Wilson Springs Road and to the Point of Beginning, thence continue S 0 deg. 14'05" E along said East line, 2534.56 feet to the Northeast Corner of the SW 1/4 of said Section 5, thence S 0 deg. 15'45" E along the East line of said SW 1/4, 1950.41 feet to Reference Point "B", thence continue S 0 deg. 15'45" E along said East line, 30.00 feet to the Point of Termination.

Also A strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Begin at Reference Point "B" and run thence S 89 deg. 15'34" W, 1382.98 feet to Point Of Termination.

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

Subject to taxes for 2020 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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that 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

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:

WITNESS Monty Lindsey

Wayne G. Snodgrass, III  
Wayne G. Snodgrass, III

WITNESS Christina Kittelberger

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 28<sup>th</sup> day of May, 2020, by Wayne G. Snodgrass, III.

Christina Kittelberger  
Signature of Notary Public  
Print, Type/Stamp Name of Notary  
Christina Kittelberger 5/28/2023  
Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: Florida Drivers License

