

This Instrument Prepared By:
Branden L. Strickland
283 NW Cole Terrace
Lake City, FL 32055
386-752-0946
22-0565

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

Inst: 202212014917 Date: 08/02/2022 Time: 8:47AM
Page 1 of 4 B: 1472 P: 892, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

GRANT OF EASEMENT

STATE OF FLORIDA
COUNTY OF COLUMBIA

THIS INDENTURE made and entered into this 6th day of July, 2022, by and between Anthony Wilbur Nettles and Lisa Nettles, husband and wife, and John W. Nettles and Celia B. Nettles, husband and wife, as Grantor(s) and Andrew Nettles and Caroline Nettles, husband and wife, as Grantee(s):

WHEREAS, the Grantors are seized in fee simple and in possession of lands lying in Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and that particular portion of it described below:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF:

AND WHEREAS, Grantee is seized in fee simple of a parcel of land contiguous to the land of Grantors; and

WHEREAS, Grantors have agreed in consideration of the sum of One Dollar, and other good and valuable consideration, to grant the Grantee and all other persons claiming by, through or under Grantee, or either of them, or their heirs, assigns or legal representatives by virtue of any deeds or conveyances describing land located in Section 1, Township 4 South, Range 15 East, County of Columbia, State of Florida, an easement for ingress and egress and/ or right of way over the land described, for the purposes and in the manner expressed below:

NOW THIS INDENTURE WITNESSETH:

That, in pursuance of this agreement and in consideration of the sum of One Dollar and other good and valuable consideration, receipt of which is acknowledged, Grantors grants unto Grantee, their heirs and assigns, and to all others likely situated as above described, and their heirs and assigns:

Full and free right and liberty for them and their tenants, servants, visitors and licensees, in common with all persons having the like right, at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantee and those likely situated for whatever purpose, the land from time to time lawfully may be used and enjoyed, (1) To install any type of utility line for the purpose of transporting water and or sewer, along with the right of way along said easement. (2) Build, maintain and or construct a roadway. (3) Right to use said easement to maintain any utility lines, under and across said property. (4) Right of Ingress, Egress and Regress to and from said property.

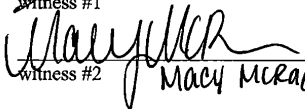
TO HAVE AND TO HOLD the easement hereby granted unto Grantee, their heirs and assigns, and those likely situated as described above, and their heirs and assigns, as appurtenant to the land of the Grantee and those likely situated and every part of it.

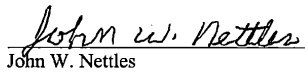
IT IS UNDERSTOOD that the easement is given upon the express understanding and condition that it may be used by Grantors, their heirs, executors, administrators and assigns, in conjunction with the use of Grantee, their heirs, and assigns and others likely situated, and their heirs and assigns.

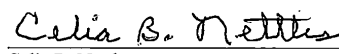
IT IS FURTHER UNDERSTOOD that neither Grantors no Grantee, their heirs, assigns and tenants in no way will be bound to improve, maintain or construct a roadway or to keep in repair; nor does Grantors or Grantee, their heirs and assigns, assume any liability or responsibility to one another or any person using the land by invitation, expressed or implied, or by reason of any business conducted with either party, their heirs and assigns, or otherwise.

IN WITNESS WHEREOF, Grantors the day and year first above written, Signed, Sealed
and delivered in the presence of:


Witness #1


Witness #2
Macy McRae


John W. Nettles


Celia B. Nettles

STATE OF Florida

COUNTY OF Columbia

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, personally appeared John W.
Nettles and Celia B. Nettles, known to me to be the persons who executed the foregoing
instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day
of May, 2022.



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123293
Expires 4/27/2025


NOTARY PUBLIC
My Commission Expires
(Seal)

IN WITNESS WHEREOF, Grantors the day and year first above written, Signed, Sealed
and delivered in the presence of:

Jordan A. Hallock
Witness #1 Jordan A. Hallock
Macy McRae
Witness #2 Macy McRae

Anthony Wilbur Nettles
Anthony Wilbur Nettles
Lisa Nettles
Lisa Nettles

STATE OF Florida

COUNTY OF Columbia

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, personally appeared Anthony
Wilbur Nettles and Lisa Nettles, known to me to be the persons who executed the foregoing
instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day
of ~~May~~, 2022.
July



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

Jordan A. Hallock
NOTARY PUBLIC
My Commission Expires
(Seal)

ATT# 10385

Exhibit "A"

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run South 88°06'51" West along the North line of said Section 1, a distance of 1327.29 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1; thence continue South 88°06'51" West along said North line of Section 1, a distance of 30.01 feet to the Terminal Point of herein described line and easement.