

Recording \$ 27.00  
Doc Stamps \$ 3584.00  
Intangible Tax \$ \_\_\_\_\_  
Total \$ 3,611.00

Consideration: \$512,000.00

Inst: 202112018036 Date: 09/08/2021 Time: 9:02AM  
Page 1 of 3 B: 1446 P: 1939, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp Deed: 3584.00

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 N.W. 16th Boulevard, Bldg B.

Gainesville, FL 32605

352-376-8201

File Number: 21-0869.7 KGq

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made on **2nd day of September, 2021** between **Fred W. Joest and Kathleen B. Joest, husband and wife** whose post office address is **14869 51st Drive, Wellborn, FL 32094**, grantor, and **Charles Arthur Patton, a married man** whose post office address is **3464 SW County Road 138, Fort White, FL 32038**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**Parcel Identification Number: 23-7S-16-04300-003**

**Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.**


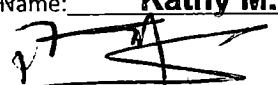
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

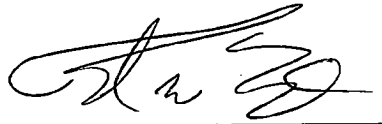
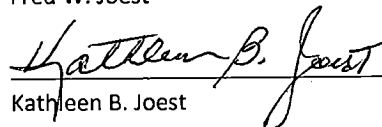
**To Have and to Hold**, the same in fee simple forever.

**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 **December 31, 2020**.

**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 Name: Kathy M. Gowan  
  
Witness Name: DAVID E. MENET

  
Fred W. Joest  
  
Kathleen B. Joest

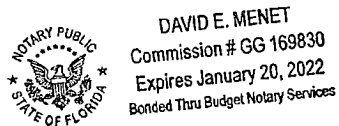
STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this  
1 day of September, 2021, by Fred W. Joest and Kathleen B. Joest.

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

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification FL D L  
Produced: \_\_\_\_\_

(Notary Seal)



## Exhibit A

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 138 (80 FOOT RIGHT OF WAY) FOR A POINT OF REFERENCE AND RUN NORTH 88 DEG. 09 MIN. 31 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 09 MIN. 31 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 00 DEG. 42 MIN. 03 SEC. EAST, PARALLEL WITH SAID WEST LINE OF SECTION 23, A DISTANCE OF 976.99 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89 DEG. 10 MIN. 44 SEC. WEST, ALONG SAID NORTH LINE, A DISTANCE OF 199.96 FEET; THENCE RUN NORTH 00 DEG. 42 MIN. 03 SEC. WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 973.43 FEET TO THE TRUE POINT OF BEGINNING.

AND:

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 138 (80 FOOT RIGHT OF WAY) FOR THE POINT OF REFERENCE AND RUN NORTH 88 DEG. 09 MIN. 31 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 09 MIN. 31 SEC. EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 00 DEG. 42 MIN. 03 SEC. EAST, PARALLEL WITH SAID WEST LINE OF SECTION 23, A DISTANCE OF 973.43 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89 DEG. 10 MIN. 44 SEC. WEST, ALONG SAID NORTH LINE, A DISTANCE OF 299.94 FEET; THENCE RUN NORTH 00 DEG. 42 MIN. 03 SEC. WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 968.08 FEET TO THE TRUE POINT OF BEGINNING.

Parcel Identification Number: 23-7S-16-04300-003

