

Prepared by and return to:

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File No 22-364MH

Parcel Identification No 10-7S-16-04171-002

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WARRANTY DEED

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

This indenture made the 21st day of October, 2022 between Reginald E. Evans and Evette A. Bloom, a married couple, whose post office address is P O BOX 460, High Springs, FL 32643, of the County of Alachua, State of Florida, Grantors, to Brady Hamric and Jessica Hamric, a married couple, as tenants by the entirety, whose post office address is 166 Southwest Karen Court, Lake City, FL 32025, of the County of Columbia, 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, Florida, to-wit:

PARCEL "A"

THAT PART OF THE N 1/2 OF THE SE 1/4 OF SW 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SE 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST; COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 2 DEG. 56'36" WEST ALONG THE EAST LINE OF SAID SW 1/2 OF SE 1/4, 1326.95 FEET TO THE NORTH LINE OF THE S 1/2 OF SAID SECTION 10, THENCE S 87 DEG. 16'31" WEST ALONG SAID NORTH LINE, 1342.35 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 87 DEG. 16'31" WEST ALONG SAID NORTH LINE, 652.86 FEET, THENCE S 2 DEG. 56'02" EAST, 669.54 FEET TO THE SOUTH LINE OF THE N 1/2 OF SE 1/4 OF SW 1/4, THENCE N 87 DEG. 06'13" EAST ALONG SAID SOUTH LINE, 652.85 FEET, THENCE N 2 DEG. 56'02" WEST, 667.58 FEET TO THE POINT OF BEGINNING. THE NORTH 45 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS. TOGETHER WITH A 45 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:
A STRIP OF LAND 45 FEET IN WIDTH BEING 45 FEET TO THE SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SE 1/4 SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 2 DEG. 56'36" WEST ALONG THE EAST LINE OF SAID SW 1/4 OF SE 1/4, 1326.95 FEET TO THE NORTH LINE OF THE S 1/2 OF SAID SECTION 10 AND TO THE POINT OF BEGINNING. THENCE S 87 DEG. 16'31" WEST ALONG SAID NORTH LINE, 1995.21 FEET TO THE POINT OF TERMINATION.

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

Subject to taxes for 2022 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:

CO
WITNESS
PRINT NAME: Christina Opett

[Signature]
Reginald E. Evans

[Signature]
WITNESS
PRINT NAME: KYLE POLANSKY

[Signature]
Evette A. Bloom

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 21 day of October, 2022, by Reginald E Evans and Evette A Bloom.

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



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers License