

Prepared by and return to:

**Ralph R. Deas, Esquire**

**The Law Office of Ralph R. Deas, P.A.**

**227 SE Hernando Avenue**

**Lake City, FL 32025**

**(386) 754-0771**

**File Number: 2022-102**

**Inst: 202212010027 Date: 05/19/2022 Time: 1:16PM**

**Page 1 of 3 B: 1467 P: 578, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA**

**Deputy ClerkDoc Stamp-Deed: 2205.00**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this **17th day of May, 2022** between **Sharon Dunn** whose post office address is **388 SW Gallant Lane, Lake City, FL 32024**, grantor, and **Mirella Rivera and Douglas Larson, Wife and Husband**, as joint tenants whose post office address is **388 SW Gallant Lane, Lake City, FL 32024**, 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 **THREE HUNDRED FIFTEEN THOUSAND DOLLARS (\$315,000.00)** 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:

**TOWNSHIP 4 SOUTH, RANGE 15 EAST**

**SECTION 12: NW of SW, Columbia County, Florida.**

**TOGETHER WITH an Easement over and across the following-described real property:**

**COMMENCE** at the SE corner of the SW of Section 12, Township 4 South, Range 13 East, Columbia County, Florida, and run thence N 00 degrees 41 minutes 05 seconds W along the East line of the NW of said Section 12, 1323.97 feet; thence continue N 00 degrees 41 minutes 05 seconds W, still along said East line, 632.00 feet to the POINT OF BEGINNING; thence continue N 00 degrees 41 minutes 04 seconds W, 60.00 feet; thence S 88 degrees 49 minutes 53 seconds W, 1324.32 feet; thence S 00 degrees 37 minutes 16 seconds E, 60.00 feet; thence N 88 degrees 49 minutes 53 seconds E, 1324.32 feet to the POINT OF BEGINNING.

**LESS AND EXCEPT:**

**COMMENCE** at the Southeast corner of the SW of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, and run thence N 00 degrees 41 minutes 05 seconds W along the East line of the SW of said Section 12, 1323.97 feet; thence continue N 00 degrees 41 minutes 05 seconds W, still along said East line, 662.00 feet; thence S 88 degrees 49 minutes 53 seconds W, 1324.32 feet to the POINT OF BEGINNING; thence N 00 degrees 37 minutes 16 seconds W, 661.09 feet; thence S 88 degrees 50 minutes 56 seconds W, 662.59 feet; thence S 00 degrees 38 minutes 20 seconds E, 661.49 feet; thence S 88 degrees 50 minutes 56 seconds W, 662.59 feet; thence S 00 degrees 38 minutes 20 seconds E, 661.29 feet; thence N 88 degrees 49 minutes 53 seconds E 662.39 feet to the POINT OF BEGINNING; reserving to the Grantor a non-exclusive perpetual easement for ingress and egress over and across the South 30 feet of the East 332.07 feet of the above-described parcel;

**TOGETHER WITH a non-exclusive perpetual easement for ingress and egress over and across the following described parcel:**

**COMMENCE** at the Southeast corner of the SW of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, and run thence N 00 degrees 41 minutes 05 degrees W along the East line of the SW of said Section 12, 1323.97 feet; thence continue N 00 degrees 41 minutes 05 seconds W, still along said East line, 632.00 feet; thence S 88 degrees 49 minutes 53 seconds W, 1324.32 feet to the POINT OF BEGINNING; thence N 00 degrees 37 minutes 16 seconds W, 30.00 feet; thence S 88 degrees 49 minutes 53 seconds W, 994.46 feet; thence S 00 degrees 39 minutes 24 seconds E, 30.00 feet; thence N 88 degrees 49 minutes 53 seconds E, 994.46 feet to the POINT OF BEGINNING;

**ALSO LESS AND EXCEPT:**

**COMMENCE** at the Southeast corner of the SW of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, and run thence N 00 degrees 41 minutes 05 seconds W along the East line of the SW of said Section 12, 1323.97 feet; thence continue N 00 degrees 41 minutes 05 seconds W,

still along said East line, 662.00 feet; thence S 88 degrees 49 minutes 53 seconds W 1324.32 feet; thence continue S 88 degrees 49 minutes 53 seconds W, 662.39 feet to the POINT OF BEGINNING; thence continue S 88 degrees 49 minutes 53 seconds W, 662.59 feet; thence N 00 degrees 39 minutes 24 seconds W, 661.49 feet; thence N 88 degrees 50 minutes 56 seconds E, 662.59 feet; thence S 00 degrees 38 minutes 20 seconds E 661.29 feet to the POINT OF BEGINNING; with Grantor reserving a non-exclusive perpetual easement for ingress and egress over and across the South 30 feet of the East 332.07 feet of the above-described parcel;

**TOGETHER WITH** a non-exclusive perpetual easement for ingress and egress over and across the following described parcel:

**COMMENCE** at the Southeast corner of the SW of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, and run thence N 00 degrees 41 minutes 05 seconds W, along the East line of the SW of said Section 12, 1323.97 feet; thence continue N 00 degrees 41 minutes 05 seconds W, still along said East line, 632.00 feet; thence S 88 degrees 49 minutes 53 seconds W, 1324.32 feet to the POINT OF BEGINNING; thence N 00 degrees 37 minutes 16 seconds W 30.00 feet; thence S 88 degrees 49 minutes 53 seconds W, 994.46 feet; thence S 00 degrees 39 minutes 24 seconds E, 30.00 feet; thence N 88 degrees 49 minutes 53 seconds E, 994.46 feet to the POINT OF BEGINNING;

**ALSO LESS AND EXCEPT:**

A portion of the S of the NW of SW of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, more particularly described as: **COMMENCE** at the SE corner of the SW of said Section 12, and run along and with the East line of the SW of said Section 12, N 0 degrees 41 minutes 05 seconds W, 1985.97 feet to a point; thence S 88 degrees 49 minutes 53 seconds W, 1324.32 feet to a point; thence S 88 degrees 50 minutes 31 seconds W, 662.48 feet to the POINT OF BEGINNING; thence S 0 degrees 36 minutes 27 seconds E, 662.03 feet to a point on the South line of the NW of the SW of said Section 12; thence, along and with said South line, S 88 degrees 51 minutes 30 seconds W, 331.51 feet to a point; thence N 0 degrees 39 minutes 15 seconds W, 661.90 feet to a point; thence N 88 degrees 50 minutes 16 seconds E 332.05 feet to the POINT OF BEGINNING;

**SUBJECT TO AND TOGETHER WITH** an easement for ingress and egress, being particularly described as follows: **COMMENCE** at the SE corner of the SW of said Section 12, and run thence along and with the East line of the SW of said Section 12, N 0 degrees 41 minutes 05 seconds W 1955.97 feet to the POINT OF BEGINNING; thence run N 0 degrees 41 minutes 05 seconds W, 60.00 feet to a point; thence S 88 degrees 48 minutes 53 seconds W, 2318.78 feet to a point; thence S 0 degrees 39 minutes 24 seconds E, 60.00 feet to a point; thence N 88 degrees 49 minutes 53 seconds E, 2318.81 feet to the POINT OF BEGINNING;

**AND ALSO LESS AND EXCEPT:**

A portion of the S of the NW of SW of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, more particularly described as follows: **COMMENCE** at the SE corner of the SW of Section 12, and run along and with the East line of the SW, N 0 degrees 41 minutes 05 seconds W, 1985.97 feet to a point; thence S 88 degrees 49 minutes 53 seconds W, 1324.32 feet to a point; thence S 88 degrees 50 minutes 31 seconds W, 662.48 feet to a point; thence S 88 degrees 50 minutes 16 seconds W, 332.05 feet to the POINT OF BEGINNING; thence run S 0 degrees 39 minutes 15 seconds E, 661.90 feet to a point on the South line of the NW of the SW of Section 12; thence along and with said South line, S 88 degrees 50 minutes 36 seconds W 330.91 feet to a point; thence N 0 degrees 36 minutes 16 seconds W, 661.68 feet to a point; thence N 88 degrees 48 minutes 14 seconds W, 330.34 feet to the POINT OF BEGINNING;

**SUBJECT TO AND TOGETHER WITH** an easement for ingress and egress, more particularly described as follows: **COMMENCE** at the SE corner of the SW of said Section 12 and run along and with the East line of the SW of said Section 12, N 0 degrees 41 minutes 05 seconds W, 1955.97 feet to the POINT OF BEGINNING; thence run N 0 degrees 41 minutes 05 seconds W 60.00 feet to a point; thence S 88 degrees 49 minutes 53 seconds W, 2318.78 feet to a point; thence S 0 degrees 39 minutes 24 seconds E, 60.00 feet to a point; thence N 88 degrees 49 minutes 53 seconds E, 2318.81 feet to the POINT OF BEGINNING.

**Parcel Identification Number: 12-4S-15-00350-000 (1250)**

**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 **12/31/2021**.

**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:

Jeanette Kirby  
Witness

Printed Name: Jeanette Kirby

Victoria Davis  
Witness

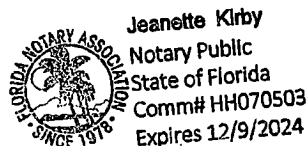
Printed Name: Victoria Davis

Sharon Dunn  
Sharon Dunn

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of May, 2022 by Sharon Dunn who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]



Jeanette Kirby  
Notary Public  
Print Name: Jeanette Kirby  
My Commission Expires: \_\_\_\_\_