

Prepared by and return to:
Kelley D. Jones, Attorney at Law
Scruggs, Carmichael & Wershow, P.A.
4923 N.W. 43rd Street
Gainesville, FL 32606
2025-00099

Sales Price - \$194,900.00
Recording Fee - \$27.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of April, 2025 between

The Greenbrier, LLC, a Florida Limited Liability Company,
whose address is: 30638 NW 78th Avenue, Alachua, FL 32615, Grantor, and

Daniel Chase Gainey and Brooke Nicole Gainey, husband and wife,
whose address is: 3529 SW CR 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 as if fully set forth herein.

Parcel Identification Number: 23-7S-16-04298-021

Subject to taxes for 2025 and subsequent years; 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.

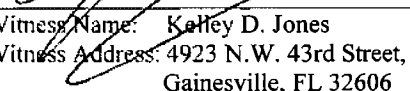
TO HAVE AND TO HOLD, the same in fee simple forever.

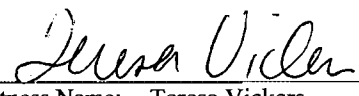
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

Warranty Deed

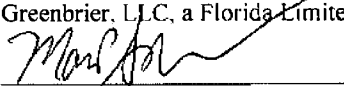
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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.


Witness Name: Kelley D. Jones
Witness Address: 4923 N.W. 43rd Street,
Gainesville, FL 32606


Witness Name: Teresa Vickers
Witness Address: 4923 N.W. 43rd Street,
Gainesville, FL 32606

The Greenbrier, LLC, a Florida Limited Liability Company

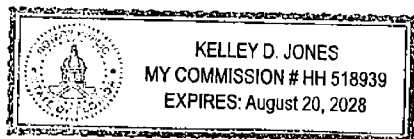
By: 
Mark P. Sullivan, Manager

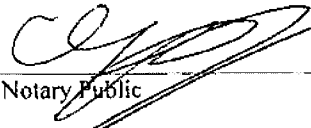
By: 
Nancy J. Sullivan, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2025 by Mark P. Sullivan, Manager and Nancy J. Sullivan, Manager of The Greenbrier, LLC, a Florida Limited Liability Company, on behalf of the company, who ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit A

PART OF THE EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4 AND THE EAST HALF OF THE WEST HALF OF THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.89°07'39"W. ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4 A DISTANCE OF 661.09 FEET TO THE NE CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SE 1/4 OF THE NW 1/4; THENCE S.00°45'22"E., ALONG THE EAST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4 A DISTANCE OF 1256.75 FEET TO THE POINT OF BEGINNING; THENCE S.89°08'38"W., 330.95 FEET TO THE WEST LINE OF SAID EAST HALF OF THE WEST HALF OF THE SE 1/4 OF THE NW 1/4; THENCE S.00°45'34"E. ALONG SAID WEST LINE AND THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 23 A DISTANCE OF 1321.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 138, AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE N.88°09'31"E. ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.93 FEET TO THE EAST LINE OF SAID EAST HALF OF THE WEST HALF OF THE NE 1/4 OF THE SW 1/4; THENCE N.00 DEGREES 45'22"W., 1316.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 60.00 FEET OF THE NORTH 33.00 FEET OF THE ABOVE DESCRIBED LANDS AND TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT FOR INGRESS AND EGRESS;

DESCRIPTION: 60 FOOT EASEMENT FOR INGRESS AND EGRESS, PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S. 00°46'12" E. ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 1259.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°46'12" E., 60.00 FEET; THENCE N. 89°08'38"W., 330.71 FEET; THENCE N. 00°45'48" W., 30.00 FEET; THENCE S. 89°08'38" W., 390.70 FEET; THENCE N. 00°45'22" W., 60.00 FEET; THENCE N. 89°08'38" E., 390.69 FEET; THENCE S. 00°45'48" E., 30.00 FEET; THENCE N. 89°08'38" E., 330.70 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 23-7S-16-04298-021