

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20148

Inst: 202412010630 Date: 05/21/2024 Time: 1:48PM
Page 1 of 6 B: 1514 P: 2639, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy ClerkDoc Stamp-Deed: 6125.00

Warranty Deed

This Warranty Deed is executed this 10 day of May, 2024 by Robert Poirier and Joan Poirier, husband and wife, whose address is 573 SE Nature Drive, Lake City, FL 32025, hereinafter called the grantor, to Steven D. Lear and Pamela S. Lear, husband and wife, whose address is 573 SE Nature Drive, Lake City, FL 32025, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

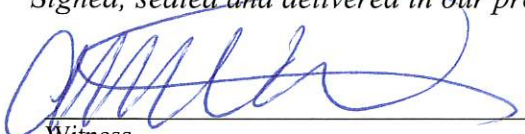
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

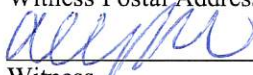
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness

Maddy VanHofwegen
Printed Name

283 NW Cole Terrace Lake City
Witness Postal Address FL 32055


Witness

Ally Robinson
Printed Name

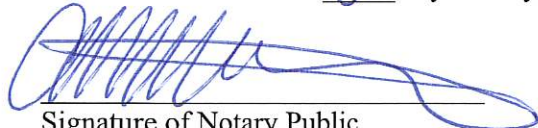
283 NW Cole Terrace, Lake City FL
Witness Postal Address 32055


Robert Poirier

Joan Poirier
Joan Poirier

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of May, 2024, by Robert Poirier and Joan Poirier.


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



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DL

Exhibit "A"

The East ½ of Tract No. 8 of Eagle's View, an unrecorded subdivision as per survey by Lauren E. Britt, P.L.S., according to the plat thereof dated June 22, 1987, more particularly described as follows: A part of the South ¼ of Section 11, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Southeast ¼ of the Southwest ¼ of said Section 11 and run South 01 degrees 21'50" East, 411.73 feet, thence North 87 degrees 00'26" West, 417.27 feet; thence South 66 degrees 57'24" West, 316.25 feet for a POINT OF BEGINNING; thence continue South 66 degrees 57'24" West, 104.56 feet; thence North 85 degrees 26'06" West, 130.28 feet; thence North 01 degrees 30'29" East, 505.18 feet to the North line of the said Southeast ¼ of the Southwest ¼; thence North 87 degrees 32'14" East along said North line, 203.00 feet; thence South 1 degrees 10'58" East, 483.27 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across a strip of land 60 feet in width lying 30 feet on either side of the following described centerline:

Commence at the NorthWest corner of the SouthWest ¼ of the SouthEast ¼ of Section 11, Township 4 South, Range 17 East, and run South 01 degrees 21'50" East, 411.73 feet for a POINT OF BEGINNING for the centerline of the easement hereinafter described; thence run North 34 degrees 09'35" East, 106.42 feet; thence North 23 degrees 59'58" East, 55.30 feet; thence North 57 degrees 14'46" East, 81.58 feet; thence North 35 degrees 45'55" East, 84.48 feet; thence North 89 degrees 09'52" East, 78.28 feet; thence North 83 degrees 39'14" East, 78.50 feet; thence North 83 degrees 41'41" East, 33.78 feet; thence South 43 degrees 19'52" East, 205.45 feet; thence South 87 degrees 15'22" East, 74.89 feet; thence South 52 degrees 39'29" East, 122.01 feet; thence South 75 degrees 45'25" East, 48.96 feet; thence South 89 degrees 39'01" East, 40.36 feet; thence North 78 degrees 16'37" East, 62.06 feet; thence North 63 degrees 35'57" East, 170.08 feet; thence North 45 degrees 21'24" East, 61.87 feet; thence North 58 degrees 29'26" East, 250.78 feet to the West right-of-way of State Road # 245A for the point of termination of this centerline of said easements. Also begin at the above mentioned POINT OF BEGINNING for the said easements and run South 04 degrees 56'29" East, along said centerline, 177.61 feet; thence continue South 04 degrees 56'29" East, 11.22 feet; thence South 47 degrees 25'46" East, 341.46 feet; thence South 42 degrees 49'04" West, 179.41 feet; thence South 05 degrees 34'56" East, 45.89 feet to the point of termination of this centerline of said easements. Said point of termination being also the centerline of Price Creek. Also begin at the above mentioned POINT OF BEGINNING for the centerline of said easements and run North 87 degrees 00'26" West, along said centerline, 417.27 feet; thence South 66 degrees 57'24" West, 420.81 feet; thence North 85 degrees 26'06" West, 670.32 feet; thence North 55 degrees 05'56" West, 120.83 feet; thence North 24 degrees 45'46" West, 394.03 feet to the point of termination of the centerline of said 60 foot easement. Said point being on the North line of the SouthWest ¼ of the SouthWest ¼ of said section.

AND

A non-exclusive, perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across a strip of land 30 feet in width lying South of and contiguous with the following described line: Commence at the NorthEast corner of the SouthWest $\frac{1}{4}$ of the SouthWest $\frac{1}{4}$ of Section 11, Township 4 South, Range 17 East, and run South 87 degrees 32'14" West, 411.23 feet along the North line thereof to the POINT OF BEGINNING; thence run South 87 degrees 32'14" West, 220.43 feet to the point of termination of said line.

ALSO:

Tract No. 9 of Eagle's View, an unrecorded subdivision as per survey by Lauren E. Britt, P.L.S., according to the plat thereof dated June 22, 1987, more particularly described as follows: A part of the South $\frac{1}{4}$ of Section 11, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Commence at the Northeast corner of the SouthEast $\frac{1}{4}$ of the SouthWest $\frac{1}{4}$ of said Section 11 and run South 1 degrees 21'50" East, along the East line thereof, 161.69 feet for a POINT OF BEGINNING; thence continue South 1 degrees 21'50" East, 250.04 feet; thence North 87 degrees 00'26" West, 417.27 feet; thence South 66 degrees 57'24" West, 316.25 feet; thence North 1 degrees 10'58" West, 483.27 feet to the North line of the said SouthEast $\frac{1}{4}$ of the SouthWest $\frac{1}{4}$; thence North 87 degrees 32'14" East, along said North line, 284.20 feet; thence South 1 degrees 21'50" East, 161.69 feet; thence North 87 degrees 32'14" East, 424.35 feet to the POINT OF BEGINNING. Columbia County, Florida.

SUBJECT TO AND TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across a strip of land 60 feet in width lying 30 feet on either side of the following described centerline:

Commence at the NorthWest corner of the SouthWest $\frac{1}{4}$ of the SouthEast $\frac{1}{4}$ of Section 11, Township 4 South, Range 17 East, and run South 01 degrees 21'50" East, 411.73 feet for a POINT OF BEGINNING for the centerline of the easement hereinafter described; thence run North 34 degrees 09'35" East, 106.42 feet; thence North 23 degrees 59'58" East, 55.30 feet; thence North 57 degrees 14'46" East, 81.58 feet; thence North 35 degrees 45'55" East, 84.48 feet; thence North 89 degrees 09'52" East, 78.28 feet; thence North 83 degrees 39'14" East, 78.50 feet; thence North 83 degrees 41'41" East, 33.78 feet; thence South 43 degrees 19'52" East, 205.45 feet; thence South 87 degrees 15'22" East, 74.89 feet; thence South 52 degrees 39'29" East, 122.01 feet; thence South 75 degrees 45'25" East, 48.96 feet; thence South 89 degrees 39'01" East, 40.36 feet; thence North 78 degrees 16'37" East, 62.06 feet; thence North 63 degrees 35'57" East, 170.08 feet; thence North 45 degrees 21'24" East, 61.87 feet; thence North 58 degrees 29'26" East, 250.78 feet to the West right-of-way of State Road # 245A for the point of termination of this centerline of said easements. Also begin at the above mentioned POINT OF BEGINNING for the said easements and run South 04 degrees 56'29" East, along said centerline, 177.61 feet; thence continue South 04 degrees 56'29" East, 11.22 feet; thence South 47 degrees 25'46" East, 341.46 feet; thence South 42 degrees 49'04" West, 179.41 feet; thence South 05 degrees 34'56" East,

45.89 feet to the point of termination of this centerline of said easements. Said point of termination being also the centerline of Price Creek. Also begin at the above mentioned POINT OF BEGINNING for the centerline of said easements and run North 87 degrees 00'26" West, along said centerline, 417.27 feet; thence South 66 degrees 57'24" West, 420.81 feet; thence North 85 degrees 26'06" West, 670.32 feet; thence North 55 degrees 05'56" West, 120.83 feet; thence North 24 degrees 45'46" West, 394.03 feet to the point of termination of the centerline of said 60 foot easement. Said point being on the North line of the SouthWest $\frac{1}{4}$ of the SouthWest $\frac{1}{4}$ of said section.

AND

A non-exclusive, perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across a strip of land 30 feet in width lying South of and contiguous with the following described line: Commence at the NorthEast corner of the SouthWest $\frac{1}{4}$ of the SouthWest $\frac{1}{4}$ of Section 11, Township 4 South, Range 17 East, and run South 87 degrees 32'14" West, 411.23 feet along the North line thereof to the POINT OF BEGINNING; thence run South 87 degrees 32'14" West, 220.43 feet to the point of termination of said line.

ALSO:

Tract No. 10 of Eagle's View, an unrecorded subdivision as per survey by Lauren E. Britt, P.L.S., according to the plat thereof dated June 22, 1987, more particularly described as follows: A part of the Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 11, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11 and run North 87 degrees 26'41" East along the North line of said Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$, 626.55 feet; thence South 1 degrees 47'17" West, 327.93 feet; thence North 87 degrees 15'22" West, 74.89 feet; thence North 43 degrees 19'52" West, 205.45 feet; thence South 83 degrees 41'41" West, 33.78 feet; thence South 83 degrees 39'14" West, 78.50 feet; thence South 89 degrees 09'52" West, 78.28 feet; thence South 35 degrees 45'55" West, 84.48 feet; thence South 57 degrees 14'46" West, 81.58 feet; thence South 23 degrees 59'58" West, 55.30 feet; thence South 34 degrees 09'35" West, 106.42 feet to the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 11; thence North 1 degrees 21'50" West, 250.04 feet; thence South 87 degrees 32'14" West, 424.35 feet; thence North 1 degrees 21'50" West, 161.69 feet to the North line of Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$; thence North 87 degrees 32'14" East, along said North line, 424.35 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across a strip of land 60 feet in width lying 30 feet on either side of the following described centerline:

Commence at the NorthWest corner of the SouthWest $\frac{1}{4}$ of the SouthEast $\frac{1}{4}$ of Section 11, Township 4 South, Range 17 East, and run South 01 degrees 21'50" East, 411.73 feet for a POINT OF BEGINNING for the centerline of the easement hereinafter described; thence run North 34 degrees 09'35" East, 106.42

feet; thence North 23 degrees 59'58" East, 55.30 feet; thence North 57 degrees 14'46" East, 81.58 feet; thence North 35 degrees 45'55" East, 84.48 feet; thence North 89 degrees 09'52" East, 78.28 feet; thence North 83 degrees 39'14" East, 78.50 feet; thence North 83 degrees 41'41" East, 33.78 feet; thence South 43 degrees 19'52" East, 205.45 feet; thence South 87 degrees 15'22" East, 74.89 feet; thence South 52 degrees 39'29" East, 122.01 feet; thence South 75 degrees 45'25" East, 48.96 feet; thence South 89 degrees 39'01" East, 40.36 feet; thence North 78 degrees 16'37" East, 62.06 feet; thence North 63 degrees 35'57" East, 170.08 feet; thence North 45 degrees 21'24" East, 61.87 feet; thence North 58 degrees 29'26" East, 250.78 feet to the West right-of-way of State Road # 245A for the point of termination of this centerline of said easements. Also begin at the above mentioned POINT OF BEGINNING for the said easements and run South 04 degrees 56'29" East, along said centerline, 177.61 feet; thence continue South 04 degrees 56'29" East, 11.22 feet; thence South 47 degrees 25'46" East, 341.46 feet; thence South 42 degrees 49'04" West, 179.41 feet; thence South 05 degrees 34'56" East, 45.89 feet to the point of termination of this centerline of said easements. Said point of termination being also the centerline of Price Creek. Also begin at the above mentioned POINT OF BEGINNING for the centerline of said easements and run North 87 degrees 00'26" West, along said centerline, 417.27 feet; thence South 66 degrees 57'24" West, 420.81 feet; thence North 85 degrees 26'06" West, 670.32 feet; thence North 55 degrees 05'56" West, 120.83 feet; thence North 24 degrees 45'46" West, 394.03 feet to the point of termination of the centerline of said 60 foot easement. Said point being on the North line of the SouthWest $\frac{1}{4}$ of the SouthWest $\frac{1}{4}$ of said section.

AND

A non-exclusive, perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across a strip of land 30 feet in width lying South of and contiguous with the following described line: Commence at the NorthEast corner of the SouthWest $\frac{1}{4}$ of the SouthWest $\frac{1}{4}$ of Section 11, Township 4 South, Range 17 East, and run South 87 degrees 32'14" West, 411.23 feet along the North line thereof to the POINT OF BEGINNING; thence run South 87 degrees 32'14" West, 220.43 feet to the point of termination of said line.