

PREPARED BY & RETURN TO:

Name: ANGEL ROGERS

Address: 245 SW CAVALRY PL  
LAKE CITY, FL 32025

Parcel ID No.: A PART OF R09308-014

Inst: 202312009958 Date: 05/30/2023 Time: 2:09PM  
Page 1 of 2 B: 1491 P: 1727, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AM *AS*  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 30TH day of MAY, 2023, by **ANNA HARDING, A SINGLE WOMAN**, hereinafter called the Grantor, to **ANGEL ROGERS**, whose post office address is 245 SW CAVALRY PL, LAE CITY, FL 32025, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in **COLUMBIA COUNTY**, State of **FLORIDA**, viz:

See Attached Exhibit A

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY  
AND MAKES NO WARRANTIES AGAINST THE SAME.  
LEGAL PROVIDED BY GRANTOR.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

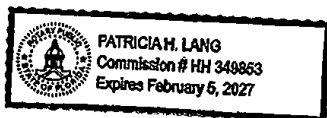
*Patricia Lang*  
Witness Signature  
Printed Name: PATRICIA LANG

*Anna Harding* L.S.  
Name: ANNA HARDING  
Address: 539 SW CHURCHILL WAY, LAKE CITY, FL 32025

*Jessica L. Netter*  
Witness Signature  
Printed Name: Jessica L. Netter

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30TH day of MAY, 2023, by ANNA HARDING, who is personally known to me or who has produced \_\_\_\_\_ as identification.



*Patricia Lang*  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-27

**EXHIBIT "A"**

A PART OF 21-5S-17-09308-014

**PARCEL 2:**

AS PART OF THE NE ¼ OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 17 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE W ½ OF THE NE ¼ OF NE ¼ AND RUN S. 01°03'37"E, ALONG THE EAST LINE THEREOF, 411.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 01°03'37"E, 348.03 FEET; THENCE S. 88°12'24"W., 689.06 FEET; THENCE N. 01°10'25"W., 348.03 FEET; THENCE N. 88°12'24"E., 689.39 FEET TO THE POINT OF BEGINNING COLUMBIA COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WESTERLY 30.0 FEET THEREOF.

TOGETHER WITH A 60.0 FEET INGRESS AND EGRESS ACCESS LYING 30.0 FEET RIGHT AND 30.0 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE RADIUS POINT OF THE CUL-DE-SAC AT THE SOUTH END OF CHURCHILL ROAD AS SHOWN ON THE PLAT OF "ENGLISH ACRES" AS RECORDED IN PLAT BOOK 4, PAGE 24, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S. 88°43'13" W., ON A PERPENDICULAR TO SAID CENTERLINE, 20.0 FEET FOR A POINT OF BEGINNING OF SAID ACCESS; SAID POINT BEING THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.0 FEET, AN INCLUDED ANGLE OF 74°59'43"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 301.05 FEET TO A POINT OF REVERSE CURVE WHOSE RADIUS IS 230.0 FEET, AN INCLUDED ANGLE OF 74°53'21"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 300.62 FEET; THENCE S. 01°10'25"E., 317.10 FEET TO AN INTERSECTION OF CENTERLINE HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE S.01°10'25"E., ALONG SAID CENTERLINE, 560.90 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 194.41 FEET, AN INCLUDED ANGLE OF 52°12'30"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 177.15 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 218.11 FEET, AN INCLUDED ANGLE OF 43°37'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 166.08 FEET; THENCE S. 09°45'15"E., 123.50 FEET; THENCE S. 04°07'02"W., 466.25 FEET, THENCE S. 05°53'00"E., 286.42 FEET TO THE END OF SAID CENTERLINE AND THE TERMINATION OF SAID ACCESS. SAID POINT BEGIN THE RADIUS PART OF A 50.0 FEET CUL-DE-SAC. ALSO, BEGIN AT POINT "A" AS AFORMENTIONED AND RUN S. 88°12'24"W., 685.0 FEET TO THE RADIUS POINT OF A 50.0 FEET RADIUS CUL-DE-SAC TO THE POINT OF TERMINATION OF THIS CENTERLINE.