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Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202112001656 Date: 02/01/2021 Time: 9:24AM
Page 1 of 4 B: 1429 P: 682, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 2660.00

4-10326

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 29th day of January, 2021, by Lois M Hines, a Single Person and Lois D Hines, Individually and as Trustee, of the Lois D. Hines Revocable Living Trust dated March 11 2009, hereinafter called the grantor, to Gerald Joseph Solenski and his Wife, Dana Sanders Patterson whose address is: 1060 NW Old Mill Drive, Lake City, FL 32055 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 the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 the prior year.

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

Signed, sealed and delivered in our presence:

Madison Williams
Witness: Madison Williams

Printed Name:

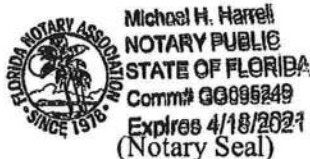
Macy McKee
Witness: Macy McKee
Printed Name:

Lois D. Hines
Lois D Hines, Individually and as Trustee, of
the Lois D. Hines Revocable Living Trust
dated March 11 2009.

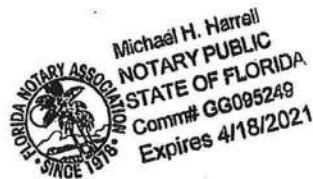
Lois M Hines
Lois M Hines

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 29 day of January, 2021 by Lois M Hines, a Single Person
and Lois D Hines, Individually and as Trustee, of the Lois D. Hines Revocable Living
Trust dated March 11 2009, personally known to me or, if not personally known to me,
who produced DL as identification.



[Signature]
Notary Public



ATT 10326

Exhibit "A"

That part of Section 26, Township 3 South, Range 16 East, Columbia County, Florida described as follows:

Parcel 1:

SECTION 26: Commence at the Northwest corner of said Section 26 and run South 73°14'14" East, 1873.55 feet to the POINT OF BEGINNING; thence continue South 73°14'14" East, 374.71 feet; thence South 2°22'57" East, 985.81 feet to the Northerly right of way line of a 60.0 foot road; thence North 73°29'52" West along said right of way line 374.13 feet; thence North 2°22'57" West, 987.61 feet to the POINT OF BEGINNING.

Together with a non-exclusive perpetual easement for ingress and egress over and upon the following described property which said easement may be assigned only to subsequent owners of the real property conveyed hereby:

A strip of land 60 feet wide lying 30 feet right and 30 feet left of the following described centerline:

BEGIN at the Northern Terminal Point of Harris Lake Drive per plat of "Fairway View Unit 2-A" as recorded in Plat Book 4, Page 115 of the Public Records of Columbia County, Florida, said point being also on the arc of a curve concave to the Southwest, having a radius of 320.00 feet and a total central angle of 82°36'00"; thence Northwesterly along the arc of said curve 144.92 feet to the Point of Reverse curve of a curve concave to the Northeast having a radius of 305.00 feet and a total central angle of 79°51'04"; thence Northwesterly along the arc of said curve 425.07 feet to the Point of Tangency of said curve; thence North 3°55'49" East 150.00 feet to the Point of curve of a curve concave to the East having a radius of 410.00 feet and a total central angle of 9°57'00"; thence Northerly along the arc of said curve 71.20 feet to the Point of Tangency of said curve; thence North 6°01'11" East 98.20 feet to its intersection with the arc of a curve concave to the North having a radius of 530.00 feet and a total central angle of 47°59'37"; thence Easterly along the arc of said curve 132.15 feet to the point of Tangency of said curve; thence North 81°43'31" East 177.76 feet to the Point of Curve of a curve concave to the South having a radius of 460.00 feet and a total central angle of 24°52'14"; thence Easterly along the arc of said curve 199.67 feet to the Point of Tangency of said curve; thence South 73°24'13" East 257.41 feet; thence North 16°35'47" East 290.07 feet; thence North 22°03'40" East 47.54 feet to the Point of Tangency of a curve concave to the Southeast having a radius of 62.00 feet and a total central angle of 97°42'12"; thence Northerly, Easterly and Southeasterly along the arc of said curve 105.73 feet to the Point of Tangency of said curve; thence South 60°14'08" East 18.67 feet to the Point of curve of a curve concave to the North having a radius of 625.00 feet and a total central angle of 12°54'40"; thence Southeasterly along the arc of said curve 140.84 feet to the Point of Tangency of said curve; thence South 73°08' 48" East 587.05 feet to the Point of Tangency of a curve concave to the Northwest having a radius of 100.00 feet and a total central angle of 103°47'35"; thence Northerly along the arc of said curve 181.15 feet to the Point of Tangency of said curve; thence North 3°03'37" East 506.17 feet to the Point of curve of a curve concave to the Southeast having a radius of 130.00 feet and a total central angle of 43°50'24"; thence Northeasterly along the arc of said curve 99.47 feet to the

Point of Tangency of said curve; thence North 46°54'01" East 295.93 feet; thence North 42°47'49" East 335.82 feet to the Point of curve of a curve concave to the Northwest having a radius of 320.00 feet and a total central angle of 32°08'15"; thence Northeasterly along the arc of said curve 179.49 feet to the Point of Tangency of said curve; thence North 10°39'34" East 99.94 feet to the Point of curve of a curve concave to the Southeast having a radius of 480.00 feet and a total central angle of 11°48'00"; thence Northerly along the arc of said curve 98.86 feet to the Point of Tangency of said curve; thence North 22°27'34" East 90.46 feet to the Point of curve of a curve concave to the Northwest having a radius of 620.00 feet and a total central angle of 26°34'30"; thence Northerly along the arc of said curve 287.57 feet to the Point of Tangency of said curve; thence North 4°06'56" West 537.15 feet to the Point of curve of a curve concave to the Southeast having a radius of 250.00 feet and a total central angle of 47°36'15"; thence Northerly along the arc of said curve 207.71 feet to the Point of Tangency of said curve; thence North 43°29'19" East 825.97 feet to the Southwesterly Right of Way line of State Road No. 250 and the Terminal of said centerline.

Also:

A Part of the Northwest 1/4 of Section 26, Township 3 South, Range 16 East more particularly described as follows: Commence at the Northwest corner of said Section 26 and run South 2°22'57" East along the West line thereof, 954.34 feet; thence run South 73°29'52" East parallel with the North Right-of-Way of the S.C.L. Railroad and 60.0 feet therefrom as measured perpendicular thereto. 224.13 feet for a Point of Beginning thence continue South 73°29'52" East, Parallel with said Right-of-Way line a distance of 524.13 feet to the Point of curve for a curve to the left, having a radius of 1146.91 feet, an included angle of 10°12'50"; thence Southeasterly along the arc of said curve for an arc distance of 204.45 feet to the end of said curve; thence South 88°42'42" East. 83.0 feet to a point of curve for a curve to the right. Thence Southeasterly along the arc of said curve whose radius is 337.71 feet, through an included angle of 37°42'10", for an arc distance of 222.22 feet to a point of reverse curve; thence Southeasterly along the arc of a curve to the left having a radius of 389.54 feet, an included angle of 27°29'20" for an arc distance of 186.89 feet to the end of said curve. Thence South 73°29'52" East, 1217.70 feet; thence South 3°44'14" East, 63.99 feet to the North Right-of-Way line of the said S.C.L. Railroad Right-of-Way, thence North 73°29'52" West along said Railroad Right-of-Way, 1742.74 feet to the South line of the Northwest 1/4 of said Northwest 1/4, thence North 88°42'44" East along said South line, 130.92 feet; thence continue along said Right-of-Way line North 73°29'52" West, 790.38 feet; thence North 2°22'57" West, 63.41 feet to the Point of Beginning, Columbia County, Florida.

Parcel 2:

SECTION 26: Commence at the Northwest corner of said Section 26, and run South 73°14'14" East, 1873.55 feet to the Northwest corner of Lot No. 2 of Lake Jeffery South, an unrecorded subdivision; thence South 2°22'57" East along the West line of said Lot No.2 a distance of 987.61 feet to the POINT OF BEGINNING; thence South 73°29'52" East along the South line of said Lot No. 2, 310.13 feet, thence South 2°22'57" East, 63.41 feet to the North right-of-way line of Seaboard Coast Line Railroad; thence North 73°29'52" West along said North right-of-way line 310.13 feet; thence North 2°22'57" West, 63.14 feet to the POINT OF BEGINNING