

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-11845

Inst: 202312006577 Date: 04/14/2023 Time: 3:33PM
Page 1 of 4 B: 1488 P: 1139, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed is executed this 31st day of January 2023 by Leroy Lipscomb and his Wife, Bertha M Lipscomb, whose address is 12515 Northeast 231st Court, Raiford, FL 32083, hereinafter called the grantor, to Leroy Lipscomb and Bertha M. Lipscomb, husband and wife, and Lamont Lipscomb, as Joint Tenants with rights of Survivorship, whose address is 333 Southeast Lofton Glen, 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 apart hereof.

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

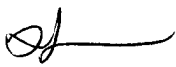
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

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.

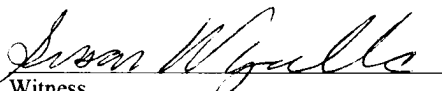
Signed, sealed and delivered in our presence:



Witness

Felicia Samuel

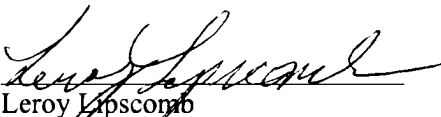
Printed Name



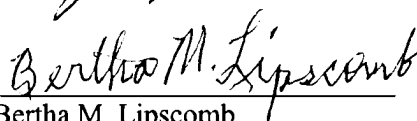
Witness

Susan W. Gulla

Printed Name



Leroy Lipscomb



Bertha M. Lipscomb

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (X) physical presence or
() online notarization this 31st day of January, 2023, by Leroy Lipscomb and his wife,
Bertha M. Lipscomb.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: _____
Type of Identification Produced: _____

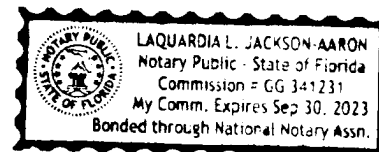


Exhibit "A"
Property Description

PARCEL 1:

Township 4 South, Range 17 East SECTION 4: Commence at the Northeast corner of said Section and run South 65° 15'27" West True Bearing 1183.24 feet for a POINT OF BEGINNING on Northerly right-of-way of Country Club Drive; thence South 48°10' West, 100.0 feet along said right-of-way line; thence North 41°50' West, 130.0 feet; thence North 48° 10' East, 100.0 feet; thence South 41°50' East, 130.0 feet to the POINT OF BEGINNING; being a part of the Northeast 1/4 of Northeast 1/4 of said Section 4
AND

Township 4 South, Range 17 East SECTION 4: Commence at the Northwest Corner of the Northeast 1/4 of Northeast 1/4, Section 4, Township 4 South, Range 17 East, Columbia County, Florida, and run thence North 88°20'50" East along the North line of said Section 4, 476.95 feet to the POINT OF BEGINNING, thence continue North 88°20'50" East along said North line, 183.27 feet, thence South 00°07'05" West along the East line of the West 1/2 of said Northeast 1/4 of Northeast 1/4, 940.63 feet, thence South 88°20'50" West, 660.83 feet to the West line of said Northeast 1/4 of Northeast 1/4, thence North 00°09'20" East along said West line, 244.95 feet, thence North 47°43'31" East, 343.08 feet, thence North 41°58'14" West, 124.63 feet, thence North 46°54'21" East, 425.36 feet, thence North 01°39'10" West, 95.00 feet to the POINT OF BEGINNING.
AND

A part of the Northeast 1/4 of Northeast 1/4, Section 4, Township 4 South, Range 17 East, more particularly described as follows: Begin at the Northwest corner of the Northeast 1/4 of the Northeast 1/4, Section 4, Township 4 South, Range 17 East and run thence North 88°20'50" East along the North line of said Section 4, 476.95 feet; thence South 01°39'10" East, 95.00 feet; thence South 46°54'21" West, 425.36 feet; thence North 41°58'14" West, 16.00 feet; thence South 47°43'31" West, 100.00 feet; thence South 41°58'14" East, 140.78 feet; thence South 47°43'31" West, 243.57 feet thence North 00°09'20" East, along West line of Northeast 1/4 of Northeast 1/4, 695.70 feet to the POINT OF BEGINNING, Columbia County, Florida.
AND

A 60.0 foot private road lying South of and adjacent to the following described line: Begin at the Northeast corner of said Section 4, Township 4 South, Range 17 East, and run South 71°44'45" West along the North line of said Road Right-of-way 693.22 feet to the point of termination of said road right-of-way, the road Right-of-way is to extend at both ends to contiguous with the West right-of-way of County Road #133 along the East side thereof and to extend to be contiguous with the East line of that parcel of land recorded in Official Records Book 502, Page 681.
AND

That part of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 4, Township 4 South, Range 17 East more particularly described as follows: A road lying South of and adjacent

to the South line of that piece of property recorded in Official Records Book 627, Page 174; and lying North of and adjacent to North line of that piece of property recorded in Official Records Book 837, Pages 1082 and 1083, and the North line of that piece of property described in Official Records Book 833, Pages 2521 and 2522; The subject conveyed land to extend at its Northeast end to be contiguous with the West right of way of County Road #133 along the West side thereof and to extend at its Southwest end to be contiguous with the East line of the piece of property recorded in Official Records Book 502, Page 681.

LESS AND EXCEPT: Commence at the Northeast corner of Section 4, Township 4 South, Range 17 East, Columbia County, Florida, and run South $65^{\circ}15'27''$ West, 1183.24 feet to the Point of Beginning on the Northerly right of way of Country Club Drive; thence North $41^{\circ}50'00''$ West, 130.00 feet; thence South $48^{\circ}10'00''$ West, 100.00 feet; thence South $41^{\circ}50'00''$ East, 130.00 feet to said Northerly right of way line; thence South $48^{\circ}10'00''$ West, along said right of way line, 44.87 feet; thence North $41^{\circ}53'10''$ West, 207.24 feet; thence North $48^{\circ}06'50''$ East, 209.81 feet; thence South $41^{\circ}53'10''$ East, 207.43 feet to said right of way line; thence South $48^{\circ}10'00''$ West, along said right of way line, 64.94 feet to the Point of Beginning,

PARCEL 2:

Commence at the Northeast Corner of Section 4, Township 4 South, Range 17 East, Columbia County, Florida, and run South $65^{\circ}15'77''$ West, 1183.24 feet to the Point of Beginning on the Northerly right of way of Country Club Drive; thence North $41^{\circ}50'00''$ West, 130.00 feet; thence South $48^{\circ}10'00''$ West, 100.00 feet; thence South $41^{\circ}50'00''$ East, 130.00 feet to said Northerly right of way line; thence South $48^{\circ}10'00''$ West, along said right of way line, 44.87 feet; thence North $41^{\circ}53'10''$ West, 207.24 feet; thence North $48^{\circ}06'50''$ East, 209.81 feet; thence South $41^{\circ}53'10''$ East, 207.43 feet to said right of way line; thence South $48^{\circ}10'00''$ West, along said right of way line, 64.94 feet to the Point of Beginning.

TOGETHER WITH easement for ingress and egress over and across the following described property: A 60 foot private road lying South of and adjacent to the following described line: Begin at the Northeast corner of said Section 4, Township 4 South, Range 17 East, and run South $71^{\circ}44'45''$ West, along the North line of said road right of way line, 693.22 feet to the point of termination of said road right of way, the road right of way is to extend at both ends to contiguous with the West right of way of County Road #133, along the East side thereof and to extend to be contiguous with the East line of that parcel of land recorded in Official Records Book 502, Page 681, of the Public Records of Columbia County, Florida. AND A 60 foot private road lying South of and adjacent to the following described land: Commence at the Northeast corner of said Section 4, Township 4 South, Range 17 East and run South $71^{\circ}44'45''$ West, along the North line of said road right of way line, 693.22 feet to the Point of Beginning of said road right of way; thence continue South $71^{\circ}44'45''$ West, 22.03 feet to the Point of Curvature of a curve to the left, having a radius of 563.68 feet, an included angle of $24^{\circ}31'28''$ and a chord bearing and length of South $59^{\circ}29'01''$ West, 239.43 feet; thence run Southwesterly, along the arc of said curve, 241.27 feet; thence South $47^{\circ}13'17''$ West, 346.30 feet to the point of Termination of said line. The boundaries are extended or contracted to create the extensions of said easement