

***This instrument prepared without benefit of  
title search or legal opinion of title by:***

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P.O. Box 1930  
Alachua, Florida 32616-1930  
File #15-098EP

**Tax Parcel No. 34-6S-16-04055-001**

Inst: 202312014843 Date: 08/08/2023 Time: 8:25AM  
Page 1 of 2 B: 1496 P: 1150, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Denniv ClerkDoc Stamm-Deed: 0.70

**NOTE TO CLERK, DOR AUDITORS, PROPERTY TAX APPRAISER, AND TAX COLLECTOR:**

This deed is exempt from deed documentary stamp tax pursuant to Letter of Technical Advice No. 00B4-024 and does not result in loss of previously filed Homestead Exemption or re-assessment of property value pursuant to FS 193.155, FS 193.1554, and AGO 2001-31 (April 26, 2001).

**WARRANTY DEED**  
**(Enhanced Life Estate)**

***THIS INDENTURE***, made this 4<sup>th</sup> day of August, 2023, between James M. Bradley and Juanita S. Bradley, husband and wife, whose post office address is PO Box 337, Fort White, Florida 32038, Grantors, and James M. Bradley and Juanita S. Bradley, husband and wife, whose post office address is PO Box 337, Fort White, Florida 32038, each for an enhanced life estate, and upon the death of the last surviving life tenant, the remainder, if any, to **Andrea Bradley Robbins and Alison Bradley Millington**, as Grantees.

***Grantors reserve the power to sell, convey, mortgage, or otherwise manage and dispose of the property described hereinbelow without joinder of the remainderman. The Grantors have no liability for waste, may divest the remainderman by subsequent deed, may transfer the property for less than full consideration, and may retain any and all proceeds generated by any transaction without consent of the remainderman.***

***WITNESSETH*** that said Grantors, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to wit:

**Commence at the Northeast corner of Section 34, Township 6 South, Range 16 East, Columbia County, Florida, for the Point of Beginning; thence run South 88° 57' 41" West along the North boundary of Section 34, a distance of 182.39 feet; thence run South 00° 44' 21" West 783.91 feet; thence run South 88° 57' 41" West 854.42 feet; thence run South 00° 40' 50" East 1709.62 feet to the North right of way line of State Road #18; thence run North 89° 16' 30" East along said North right of way line 1056.21 feet to the East boundary of Section 34; thence run North 00° 40' 50" West along said East boundary 2498.96 feet back to the Point of**

**Beginning. Containing 44.98 +/- acres.**

*SUBJECT TO*, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2023 and all subsequent years,

*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* said Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have a good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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, 2022.

*IN WITNESS WHEREOF*, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Sus L. Mikolaitis  
Witness  
Print: Susan L. Mikolaitis

James M. Bradley  
James M. Bradley

Mary Lou Morrow  
Witness  
Print: Mary Lou Morrow

Juanita S. Bradley  
Juanita S. Bradley

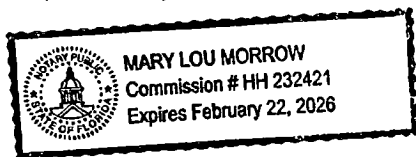
**STATE OF FLORIDA  
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me by means of physical presence on this 4<sup>th</sup> day of Aug, 2023 by James M. Bradley and Juanita S. Bradley, who

☐ are personally known to me or

☒ have produced Valid FL d/L as identification.

My commission expires:  
(SEAL)



Sign: Mary Lou Morrow  
Print: Mary Lou Morrow

Notary Public, State of Florida