

**GRANT OF PERPETUAL INGRESS AND EGRESS EASEMENT**

Date: 9/15/25

Inst: 202512021086 Date: 09/16/2025 Time: 8:37AM  
Page 1 of 3 B: 1549 P: 938, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *ME*  
Denote Clerk Due Stamp-Deed: 0.70

**To:** Columbia County Clerk of Court

**From:** Patrick and Kami Gimenez

Address: 366 SW Rock Way, Fort White, FL 32038

**Subject:** Grant of Perpetual Ingress and Egress Easement According to the following terms.

Patrick and Kami Gimenez are the owners of the following parcel in Columbia County, Florida:

**Parcel ID #:** 07-7S-17-09936-001

**Property Address / Legal Description:** 366 SW Rock Way, Fort White, FL 32038 / 4  
AC | 07-7S-17 | BEG AT SE COR OF NW1/4 OF SW 1/4, RUN N 507.32 FT, W 429.11  
FT, S 507.73 FT, E 429.11 FT TO POB EX 1 AC DESC IN QC 1462-1219 CT 1281-601,  
WD 1285-167

Ms. Sarah Niblack Allen is the owner of the following parcel in Columbia County, Florida:

**Parcel ID #:** 07-7S-17-09937-003

**Property Address / Legal Description:** 5.33 AC | 07-7S-17 | W2/3 OF NE1/4 OF  
SW1/4 EX THE N 1056 FT. 692-289,301, LE 1522-483

There exists an established access path/drive/easement parcel crossing from Parcel ID # 07-7S-17-09937-003 into the SE corner of Parcel ID # 07-7S-17-09936-001. The established easement is described as BEG AT SW COR PARCEL # 09937-003 RUN N 263.01 FT, E 36.7 FT, S 263.01 FT, W 36.7 FT TO POB

Patrick and Kami Gimenez formally request written permission to utilize this existing and established easement for perpetual ingress and egress purposes to serve, enter, exit, approach and otherwise access the Easement Parcel solely for access to the property located at 366 SW Rock Way, Fort White, FL 32038; legally described above.

**Acknowledgment by Adjoining Property Owner:**

I, Sarah Niblack Allen, the undersigned owner of the adjoining property listed above, do hereby grant unto Patrick and Kami Gimenez, their heirs and successors non-exclusive perpetual ingress and egress access across the existing access route, located BEG AT SW COR PARCEL # 09937-003 and RUN N 263.01 FT, E 36.7 FT, S 263.01 FT, W 36.7 FT TO POB for the purpose to serve, enter, exit, approach and otherwise access the Easement Parcel to the property located at 366 SW Rock, Fort White, FL 32038; parcel ID 07-7S-17-09936-001. This Easement shall be appurtenant to and run with the land and shall be a reservation and condition running with both parcels identified above. This Easement Parcel shall be forever and perpetually binding upon the parties hereto, their respective

successors and assigns and all those persons or entities acquiring right, title or interest in the respective parcels identified above.

This permission:

- Does **not** convey or transfer ownership of land.
- May be revoked, modified, or replaced by formal recorded easement if agreed by both parties.
- Is granted in good faith to allow lawful access to the property located at 366 SW Rock Way, Fort White, FL 32038; Parcel ID 07-7S-17-09936-001

Signature of Granting Owner:

Sarah Niblack Allen Date: 9-15-25

Printed Name: SARAH NIBLACK ALLEN

Signature of Witness:

Sarah S. Holsey Date: 9/15/25

Printed Name:

Sarah Holsey

Witness Address:

2339 Watermill Dr.  
Orange Park, FL 32073

Signature of Witness:

Kami Gimenez Date: 9-15-25

Printed Name:

Kami Gimenez

Witness Address:

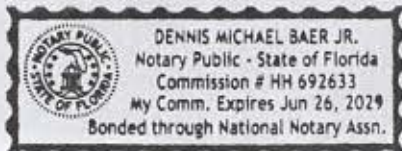
366 SW Rock Way  
Ft. White, FL 32038

The foregoing instrument was acknowledged before me this 15 day of September, 2025, by Sarah Niblack Allen, who appeared by ☒ physical presence, or ( ) electronic notarization and who did / did not take an oath and who:

( ) is personally known to me.

☒ produced current Florida Driver's License as identification.

( ) produced \_\_\_\_\_ as identification.



D. Michael Baer Jr.

Notary Public signature

Dennis Michael Baer Jr.

Printed Name of Notary Public

HH 692633

Commission No.

June 26, 2029

Commission Expiration Date



## EXHIBIT "A"

Grant of Perpetual Ingress and Egress Easement

PARCEL ID #07-7S-17-09936-001

Property Address: 366 SW Rock Way, Fort White, FL 32038



\*Easement Highlighted in Red



\*Existing Driveway on Easement