

44⁰⁰ rec
420⁰⁰ doc.

Inst: 201712013988 Date: 07/26/2017 Time: 1:08PM
Page 1 of 5 B: 1341 P: 1067, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy ClerkDoc Stamp-Deed: 420.00

Prepared by and return to:

JESSE CAEDINGTON
HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: 17-578.sb
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of July, 2017 between Kathryn Niblack, individually and as Successor Trustee of the Revocable Inter-Vivos Trust of Joel S. Niblack dated September 22, 2001, whose post office address is 1220 SW Bethlehem Avenue, Fort White, FL 32038, grantor, and DANIEL G. VARNER and ANABEL VARNER, husband and wife, whose post office address is 20881 NW 166th Place, High Springs, FL 32643, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

See Exhibit "A" attached hereto.

Parcel Identification Number: 01-7S-16-04109-000

SUBJECT TO easements, restrictions, reservations and limitations of record, if any.

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 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 December 31, 2016.

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:

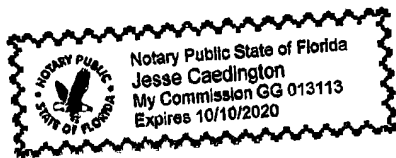
Witness Name: Jesse Caedington
Skarline Baldwin
Witness Name: Skarline Baldwin

Kathryn Niblack (Seal)
KATHRYN NIBLACK
Individually and as Successor Trustee

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 14th day of July, 2017 by KATHRYN NIBLACK, individually and as Successor Trustee of the Revocable Inter-Vivos Trust of Joel S. Niblack dated September 22, 2001, who [x] is personally known or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

EXHIBIT "A"

E (1/2) OF SE (1/4) AND SE (1/4) OF NE (1/4) OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING: LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 970, PAGE 834, OFFICIAL RECORDS BOOK 992, PAGE 761, OFFICIAL RECORDS BOOK 992, PAGE 2631, OFFICIAL RECORDS BOOK 1015, PAGE 2425 AND OFFICIAL RECORDS BOOK 1297, PAGE 43, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°33'21"E., 378.56 FEET; THENCE S.00°26'39"E., 30.00 FEET TO A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 200.00 FEET AND A INCLUDED ANGLE OF 90°23'04"; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 315.50 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET; THENCE S.00°03'35"E., 274.04 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 24°10'32"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.39 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET; THENCE S.24°14'07"E., 91.92 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 200.00 FEET AND AN INCLUDED ANGLE OF 24°10'32"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 84.39 FEET, ALSO BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET; THENCE S.00°03'35"E., 340.54 FEET; THENCE S.89°33'21"W., 652.14 FEET; THENCE N.00°05'46"W., 1094.08 FEET TO THE POINT OF BEGINNING. CONTAINING 15.00 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS:

AN EASEMENT FOR INGRESS, EGRESS & PUBLIC UTILITIES OVER, UNDER AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S.00°07'23"E., A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S.89°33'21"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN S.00°05'46"E., ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N.89°33'21"E., PARALLEL WITH AND 30.00

FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.24°14'07"E., A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°33'21"E., A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°03'28", AN ARC DISTANCE OF 122.38 FEET (CHORD BEARING AND DISTANCE OF S.72°54'54"E., 120.48 FEET, RESPECTIVELY) TO THE INTERSECTION OF SAID CURVE WITH THE EAST LINE OF THE AFOREMENTIONED SECTION 1; THENCE CONTINUE SOUTHEASTERLY, WITH SAID CURVE, THROUGH AN ARC ANGLE OF 13°57'21", AN ARC DISTANCE OF 48.71 FEET (CHORD BEARING AND DISTANCE OF S.62°21'50"E., 48.59 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.55°23'10"E., A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35°02'50", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S.72°54'35"E., 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N.89°34'00"E., A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN S.00°10'43"W., A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE S.00°10'43"W., A DISTANCE OF 630.14 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN N.89°34'00"E., A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°34'00"E., A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN S.00°10'43"W., A DISTANCE 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT

"A" AND RUN N.00°10'43"E., A DISTANCE OF 1182.88 FEET TO A POINT DESIGNED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE N.00°10'43"E., A DISTANCE 350.08 FEET TO THE TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN N.89°37'58"E., A DISTANCE 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE N.89°37'58"E., A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN S.00°10'43"W., A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.