

Prepared by and return to:

Crystal L. Curran
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615
(352) 565-7800
File No 23-117

46

Parcel Identification No 16-4S-16-03046-002 (part of)

(Space Above This Line for Recording Data)

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 15th day of May, 2023 between JAMES R. FREE, a married man, whose post office address is 137 Southwest Stewart Loop, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantor, to RONALD BUCHINER, a married man, whose post office address is 635 Northwest Rodeo Court, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.01°03'25"E., 837.10 FEET; THENCE S.65°55'14"E., 84.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.65°55'14"E., 267.81 FEET; THENCE N.41°35'00"E., 178.47 FEET; THENCE N.58°47'54"W., 202.29 FEET; THENCE S.55°48'35"W., 229.61 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR AND SUBJECT TO A 40 FOOT EASEMENT FOR INGRESS & EGRESS AS LIES TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE SE 1/4, SECTION 16, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.01°03'25"E 837.10 FEET; THENCE S.65°55'14"E., 84.00 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S.65°55'14"E., 267.81 FEET TO THE POINT OF TERMINATION OF SAID LINE SAID EASEMENT IS TO EXTEND OR CONTRACT AS NECESSARY TO CREATE THE BOUNDARIES THEREOF.

GRANTOR JAMES R. FREE WARRANTS THAT THIS IS NOT HIS HOMESTEAD NOR IS IT CONTIGUOUS TO HIS HOMESTEAD PROPERTY.

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

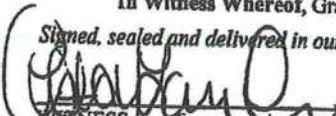
Subject to taxes for 2022 and subsequent years, not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

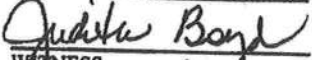
And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims 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:

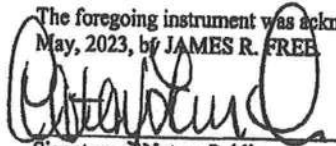

WITNESS
PRINT NAME: Crystal Lane Curran


JAMES R. FREE


WITNESS
PRINT NAME: Judith Boyd

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 15th day of May, 2023, by JAMES R. FREE


Signature of Notary Public

Print, Type/Stamp Name of Notary
Crystal Lane Curran

Personally Known: _____ OR Produced Identification: 15

Type of Identification

Produced: _____

