

Prepared by and return to:

Branden L. Strickland, Esq.
Strickland Law Firm, P.L.
283 NW Cole Terrace
Lake City, FL 32055
25-0686

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

Inst: 202512014229 Date: 06/20/2025 Time: 10:36AM

Page 1 of 3 B: 1542 P: 2753, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed is executed this 6 day of June, 2025, by Larry Jackson Flint, a single person, whose address is 500 Southwest Heritage Court, Lake City, Florida 32024, hereinafter called the grantor, to Lanie Julia Flint, whose address is 500 Southwest Heritage Court, Lake City, Florida 32024, 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

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

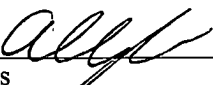
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

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.

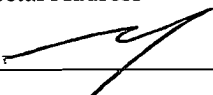
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness

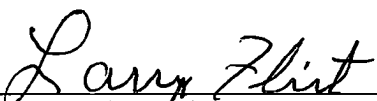
Ally Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address


Witness

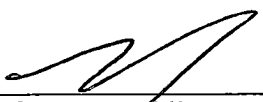
Michael H. Harrell
Printed Name

283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address


Larry Jackson Flint

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
() online notarization, this 6 day of June, 2025, by Larry Jackson Flint, () who is/are
personally known to me or () who has/have produced DL as identification.


Signature of Notary Public

Michael H. Harrell
Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

EXHIBIT "A"

PART OF THE NORTH ½ OF THE SOUTH ½ OF THE NE ¼ OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1497, PAGE 2671 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SE CORNER OF THE NORTH ½ OF THE SOUTH ½ OF THE NE ¼ OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.89 DEGREES 33'27"W., ALONG THE MONUMENTED SOUTH LINE OF SAID NORTH ½ OF THE SOUTH ½ OF THE NE ¼ OF SECTION 32, A DISTANCE OF 637.87 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1497, PAGE 2671 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.89 DEGREES 33'27"W., STILL ALONG SAID SOUTH LINE, 604.63 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671; THENCE N.00 DEGREES 11'10"E., 971.95 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671; THENCE N.68 DEGREES 26'45"E., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671, A DISTANCE OF 186.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.07 DEGREES 28'48"W., 694.36 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.05 DEGREES 26'26"E., 127.08 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.85 DEGREES 23'02"E., 507.20 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED EAST LINE OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671; THENCE S.00 DEGREES 23'48"E., 179.83 FEET TO THE POINT OF BEGINNING.
DESCRIBED LANDS CONTAIN 5.01 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

PART OF THE NORTH ½ OF THE SOUTH ½ OF THE NE ¼ OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1497, PAGE 2671 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LS 1079, MARKING THE SE CORNER OF THE NORTH ½ OF THE SOUTH ½ OF THE NE ¼ OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.89 DEGREES 33'27"W., ALONG THE MONUMENTED SOUTH LINE OF SAID NORTH ½ OF THE SOUTH ½ OF THE NE ¼ OF SECTION 32, A DISTANCE OF 637.87 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1497, PAGE 2671 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S.89 DEGREES 33'27"W., STILL ALONG SAID SOUTH LINE, 604.63 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671; THENCE N.00 DEGREES 11'10"E., 971.95 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671; THENCE N.68 DEGREES 26'45"E., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671, A DISTANCE OF 186.00 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE N.68 DEGREES 26'45"E., STILL ALONG SAID NORTH LINE, 451.73 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE NE CORNER OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671; THENCE S.00 DEGREES 23'48"E., ALONG THE MONUMENTED EAST LINE OF SAID LANDS DESCRIBED IN ORB 1497, PAGE 2671, A DISTANCE OF 32.17 FEET; THENCE S.68 DEGREES 26'45"W., 456.77 FEET; THENCE N.07 DEGREES 28'48"E., 34.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER AND ACROSS A 40 FOOT WIDE EASEMENT WHOSE WEST LINE IS DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF NW ¼ OF SE ¼ OF SE ¼ OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 17 EAST, AND RUN S 0 DEGREES 23'27" E, 40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 349 FOR A POINT OF BEGINNING FOR SAID EASEMENT, THENCE S 0 DEGREES 23'27" E, ALONG THE WEST LINE OF SAID 40 FOOT EASEMENT, 2160.32 FEET TO THE TERMINATION OF SAID EASEMENT.
MAINTENANCE OF SAID EASEMENT SHALL BE PERMITTED WITH INTERFERENCE, BUT NO OBLIGATION IS IMPOSED HEREIN TO MAINTAIN SAID EASEMENT.