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INDEX 1
CONSIDERATION Love & affection

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

This document was prepared with a property description furnished to the preparer, and without the benefit of a title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from any title issues.

Inst: 202212008432 Date: 04/28/2022 Time: 4:21PM
Page 1 of 4 B: 1465 P: 1406, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

WARRANTY DEED

THIS WARRANTY DEED made this 28th day of April, 2022, by
MICHAEL FRANK MILLIKIN and TERRELL O. MILLIKIN, husband and wife, whose mailing
address is 2023 SW State Road 247, Lake City, Florida 32025, hereinafter called the
Grantor, to KATHERINE MILLIKIN GLOVER and PHILIP GLOVER, wife and husband,
whose mailing address is 437 SW Deanna Terrace, Lake City, Florida 32025, hereinafter
called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of love and affection, hereby grants,
bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that
certain land situate in Columbia County, Florida, viz:

A PARCEL OF LAND LYING WITHIN SECTION 18, TOWNSHIP 4 SOUTH,
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, AND RUN S 02°16'07" E ALONG THE EAST LINE OF SAID SECTION 18, 608.82 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1226, PAGES 1797-1799, RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S 02°16'07" E STILL ALONG THE EAST LINE OF SAID SECTION 18, 600.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1226, PAGES 1797-1799, RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S 02°16'07" E STILL ALONG THE EAST LINE OF SAID SECTION 18, 469.83 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 18, RUN S 87°43'53" W, 32.34 FEET; THENCE RUN N 81°29'18" W, 619.15 FEET TO THE POINT OF BEGINNING; THENCE RUN S 15°16'25" W, 269.03 FEET; THENCE RUN N 81°29'18" W, 289.60 FEET; THENCE RUN N 15°16'25" E, 269.03 FEET; THENCE RUN S 81°29'18" E, 289.60 FEET TO THE POINT OF BEGINNING. CONTAINING 1.78 ACRES, MORE OR LESS.

TOGETHER WITH A 30 FOOT WIDE EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, AND RUN S 02°16'07" E ALONG THE EAST LINE OF SAID SECTION 18, 608.82 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1226, PAGES 1797-1799, RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S 02°16'07" E STILL ALONG THE EAST LINE OF SAID SECTION 18, 600.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1226, PAGES 1797-1799, RECORDED IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE S 02°16'07" E STILL ALONG THE EAST LINE OF SAID SECTION 18, 469.83 FEET; THENCE DEPARTING THE EAST LINE OF SAID SECTION 18, RUN S 87°43'53" W, 32.34 FEET TO THE POINT OF BEGINNING; THENCE RUN N 81°29'18" W, 908.75 FEET; THENCE RUN S 65°57'26" W, 109.22 FEET; THENCE RUN N 81°02'09" W, 121.51 FEET; THENCE RUN S 87°56'22" W, 813.54 FEET; THENCE RUN S 62°37'53" W, 139.96 FEET; THENCE RUN S 70°24'55" W, 149.38 FEET; THENCE RUN N 45°56'50" W, 112.21 FEET TO A POINT ON THE EAST RIGHT-OF-WAY

LINE OF STATE ROAD NUMBER 47, ALSO BEING A POINT ON A CURVE HAVING A RADIUS OF 6488.40 FEET, A DELTA ANGLE OF 00°20'31", A CHORD BEARING OF N 04°49'33" E, AND A CHORD LENGTH OF 38.73 FEET; THENCE RUN NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 47, ALSO BEING ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.73 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 47 RUN S 45°56'50" E, 118.09 FEET; THENCE RUN N 70°24'55" E, 128.73 FEET; THENCE RUN N 62°37'53" E, 144.66 FEET; THENCE RUN N 87°56'22" E, 823.17 FEET; THENCE RUN S 81°02'09" E, 115.52 FEET; THENCE RUN N 65°57'26" E, 109.09 FEET; THENCE RUN S 81°29'18" E, 911.80 FEET; THENCE RUN S 02°16'07" E, 30.54 FEET TO THE POINT OF BEGINNING.

Parcel Number: A portion of Parcel No. 18-4S-17-08451-000

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

N.B. Grantors are the parents of Grantee, Katherine Millikin Glover.

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, 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:

Bonnie S. Green
Witness
BONNIE S. GREEN

(Print/type name)

Loretta S. Steinmann
Witness
Loretta S. Steinmann

(Print/type name)

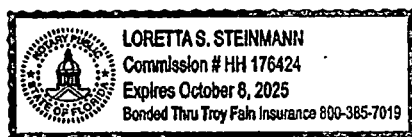
Michael Frank Millikin (SEAL)
MICHAEL FRANK MILLIKIN

Terrell O. Millikin (SEAL)
TERRELL O. MILLIKIN

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 28 day of April, 2022, by
MICHAEL FRANK MILLIKIN and TERRELL O. MILLIKIN, husband and wife, who are
personally known to me or produced as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: