

THIS DOCUMENT PREPARED BY
and Record and Return to:
Douglas K. McKoy, Attorney at Law
302 N. Main St. Suite B
Trenton, FL 32693
Q 24-02-23 A
22-75-16-04283-008

General Warranty Deed

Made this 15 of November, 2024, by **Everett L. Langford and Amanda K. Langford, husband and wife**, whose address is: P.O. Box 172, Crawfordsville, IN 47933, hereinafter called the grantors, to **Eldon Wyatt Langford and Kate Elizabeth Langford, husband and wife**, whose address is: 2749 Southwest Fry Avenue, Fort White, FL 32038, hereinafter called the grantees:

(Whenever used herein the term "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)

This Deed is granted in culmination of that certain Agreement for Deed dated October, 27, 2017, recorded November 7, 2017, in Official Instrument Number 20712020426, Official Record Book 1347, Page 1480, of the public records of Columbia County, Florida. Doc stamps were paid in full at recording of said Agreement for Deed.

Witnesseth, that the grantors, for and in consideration of the sum of Ten and no/100s (\$10.00) Dollars, and other valuable considerations, receipt whereof are hereby acknowledged, and hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees, all that certain land situated in **Columbia** County, Florida, viz:

See Attached Exhibit "A"

Said property is not the Homestead of the Grantors as defined by the laws and constitution of the State of Florida in that neither Grantors nor any member of their family resides thereon.

Title to the land herein conveyed was neither researched, guaranteed or insured by the preparing attorney at the request of the parties to the deed.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant 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, 2023**.

In Witness Whereof, the said grantors have signed and sealed these presents the day and year first above written.

"Exhibit A"

Parcel 3:

Commence at a concrete monument marking the Northwest corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run S $89^{\circ}37'44''$ E, along the North line thereof a distance of 1325.20 feet to a concrete monument marking the Northeast corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run S $00^{\circ}31'46''$ W, along the East line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 333.28 feet to and iron road and the Point of Beginning; thence continue S $00^{\circ}31'46''$ W, along the East line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, a distance of 330.00 feet to a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.44 feet to an iron rod; thence run N $00^{\circ}31'46''$ E, a distance of 330.01 feet to an iron rod; thence run S $89^{\circ}39'05''$ E, a distance of 412.44 feet to the Point of Beginning, all lying and being in Columbia County, Florida. Containing 3.12 acres more or less.

TOGETHER WITH an easement for the purpose of ingress-egress and public utilities over and across the following lands:

Commence at a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run N $89^{\circ}39'10''$ W, along the South line thereof, a distance of 412.44 feet to an iron rod and the Point of Beginning; thence continue N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 912.42 feet to a concrete monument marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $00^{\circ}30'00''$ E, along the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 30.00 feet; thence run S $89^{\circ}39'10''$ E, a distance of 912.44 feet; thence run S $00^{\circ}31'46''$ W, a distance of 30.00 feet to the Point of Beginning, all lying and being in Columbia County, Florida.

TOGETHER WITH a 2010 NOBILITY 40x26 manufactured home with Serial No.: N110802A & N110802B.

AND

Parcel 4:

Commence at a concrete monument marking the Northwest corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run S $89^{\circ}37'44''$ E, along the North line thereof a distance of 1325.20 feet to a concrete monument marking the Northeast corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run S $00^{\circ}31'46''$ W, along the East line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 663.28 feet to a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.44 feet to an iron rod and the Point of Beginning; thence continue N $89^{\circ}39'10''$ W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 412.42 feet to an iron rod marking the Southeast corner of the lands described in Official Records Book 1092, Page 658, Public Records of Columbia County, Florida; thence run N $00^{\circ}30'00''$ E, along the East line of the lands described in Official Records Book 1092, Page 658, a distance of 330.02 feet to an iron rod marking the Northeast corner of the lands described in Official Records Book 1092, Page 658; thence run S $89^{\circ}39'05''$ E, a distance of 412.59 feet to an iron rod; thence run S $00^{\circ}31'46''$ W, a distance of 330.01 feet to the Point of Beginning, all lying and being in Columbia County, Florida. Containing 3.13 acres more or less.

SUBJECT TO AND TOGETHER WITH an easement for the purpose of ingress-egress and public utilities over and across the following lands:

Commence at a concrete monument marking the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 7 South, Range 16 East, for a Point of Reference and thence run N 89°39'10" W, along the South line thereof, a distance of 412.44 feet to an iron rod and the Point of Beginning; thence continue N 89°39'10" W, along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 912.42 feet to a concrete monument marking the Southwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22; thence run N 00°30'00" E, along the West line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22, a distance of 30.00 feet; thence run S 89°39'10" E, a distance of 912.44 feet; thence run S 00°31'46" W, a distance of 30.00 feet to the Point of Beginning, all lying and being in Columbia County, Florida.

Signed, sealed and delivered in our presence:

Rebecca L Field

Witness Signature

Rebecca L Field

Witness Printed Name

Address: 302 N Main St, Trenton, FL 32693

Courtney Kolar

Witness Signature

Courtney Kolar

Witness Printed Name

Address: 302 N. Main St, Trenton, FL 32693

STATE OF Florida

COUNTY OF Gilchrist

The foregoing instrument was acknowledged before me by means of physical presence ___ or online notarization ___ this 15th day of November, 2024, by Everett L. Langford, who is personally known to me or who has produced FL DL as identification.

Notary Seal:



REBECCA L. FIELD
Notary Public
State of Florida
Comm# HH598490
Expires 10/1/2028

Rebecca L Field

Notary Public Signature

Signed, sealed and delivered in our presence:

Rebecca L Field
Witness Signature

Rebecca L Field
Witness Printed Name

Address: 302 N. Main St. Trenton, FL 32693

Amanda K. Langford
Amanda K. Langford

Address: P.O. Box 172, Crawfordsville, IN 47933

Courtney Kolar
Witness Signature

Courtney Kolar
Witness Printed Name

Address: 302 N. Main St., Trenton, FL 32693

STATE OF Florida
COUNTY OF San Luis

The foregoing instrument was acknowledged before me by means of physical presence ___ or online notarization ___ this
15 day of November, 2024, by Everett L. Langford, who is personally known to me or who has produced
FLDL as identification.

Notary Seal:



REBECCA L. FIELD
Notary Public
State of Florida
Comm# HH598490
Expires 10/1/2028

Rebecca L Field
Notary Public Signature