

Prepared by:
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Cottrell Title, LLC
5147 Castello Drive
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File Number: 250259
Consideration: \$680,000.00
Parcel ID Number: 28-3S-16-02374-081

GENERAL WARRANTY DEED

GRANTOR'S name and address is: Hayden Lunde and Katelyn Lunde, husband and wife
1505 Navaho Court
Pensacola, FL 32507

hereinafter referred to as "Grantor"

GRANTEE'S name and address is: Barbara Jean Griffith, a single woman
298 NW Horizon St.
Lake City, FL 32055

hereinafter referred to as "Grantee"

The terms "Grantor," and "Grantee," shall be non-gender specific ((a) masculine, (b) feminine, or (c) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns, trusts and trustees, where applicable and permitted.

WITNESSETH, that said Grantor, in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens remises, releases, conveys and confirms unto the Grantee, its successors and assigns forever, all the following described land situate in Columbia County, Florida, to wit:

TOWNSHIP 3 SOUTH, RANGE 16 EAST, SECTION 28: A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 AND RUN THENCE NORTHERLY ALONG THE WEST BOUNDARY OF SAID NE 1/4 OF NW 1/4 A DISTANCE OF 242.97 FEET TO THE NORTHWEST CORNER OF LOT 11 OF COUNTRY DALE ESTATES, A SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 106, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE WEST BOUNDARY OF SAID NE 1/4 OF NW 1/4 A DISTANCE OF 639.89 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF HORIZON DRIVE, A 70 FOOT COUNTY ROAD; THENCE RUN S 56°20'13" E ALONG SOUTH RIGHT-OF-WAY LINE OF HORIZON DRIVE 158.03 FEET TO A CONCRETE MONUMENT; THENCE S 83°08'26" E ALONG SAID SOUTH RIGHT-OF-WAY LINE OF HORIZON DRIVE 146.54 FEET TO THE NW CORNER OF LOT 7 OF FAIRFIELD HILLS, A SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGES 107 AND 107-A; THENCE RUN S 0°05'41" E ALONG THE WEST LINE OF LOT 7, FAIRFIELD HILLS, A DISTANCE OF 532.17 FEET TO THE SOUTHWEST

CORNER OF SAID LOT 7; THENCE RUN WESTERLY ALONG THE NORTHERN BOUNDARY OF THE AFORESAID COUNTRY DALE ESTATES SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 106, A DISTANCE OF 276.86 FEET TO THE NORTHWEST CORNER OF LOT 11 OF COUNTRY DALE ESTATES SUBDIVISION AND THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1210, PAGE 1876, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1395, PAGE 1137, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND THENCE N 00 DEGREES 05'40"W, ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4, A DISTANCE OF 242.97 FEET TO THE NW CORNER OF LOT 11 OF COUNTRY DALE ESTATES, A SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 106 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE N 00 DEGREES 05'40"W, STILL ALONG SAID WEST LINE, 585.88 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE N 00 DEGREES 05'40"W, 54.02 FEET TO THE CONCRETE MONUMENT, LS 1950, MARKING THE NW CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1395, PAGE 1137 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY FLORIDA AND BEING ON THE MONUMENTED SOUTHERLY RIGHT-OF-WAY LINE OF NW HORIZON STREET, THENCE S.56 DEGREES 21'30"E, ALONG SAID RIGHT-OF-WAY LINE, 30.00 FEET TO A 5/8" IRON ROD, LS 4708, THENCE S 33 DEGREES 38'30"W, 44.92 FEET TO THE POINT OF BEGINNING.

TOGETHER with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property. To have and to hold in fee simple forever.

AND said Grantor hereby fully warrants the title to the said land and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT TO comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision, outstanding oil, gas and mineral rights of record without right of entry; unplatted public utility easements of record; and taxes for the year of Closing and subsequent years.

IN WITNESS WHEREOF, the Grantor has set its hand and seal this 28 day of March, 2025.

Hayden Lunde
Hayden Lunde

Katelyn Lunde
Katelyn Lunde

Signed in the presence of:

Angela Michelle Thomas Ball
Witness Signature

Angela Michelle Thomas Ball
(Print Name)

811 S. J St
Street Address

Pensacola, FL 32502
City, State and Zip Code

Signed in the presence of:

Bobby Ball
Witness Signature

Bobby Ball
(Print Name)

811 S. J St
Street Address

Pensacola, FL 32502
City, State and Zip Code

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 28 day of March, 2025, by Hayden Lunde and Katelyn Lunde, who is/are personally known to me or produced FL DL as identification.

[Notary Seal]

Angela Michelle Thomas Ball
Notary Public

Print Name: Angela Michelle Thomas Ball

My Commission Expires: 2/28/29

