

SPECIAL WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder

Grunder & Petteway, P. A.

23349 NW CR 236, Suite 10

High Springs, Florida, 32643

Tax Parcel Number:

21-7S-17-10038-000

THIS INDENTURE made this 18th day of September, 2025,

BETWEEN Walter J. Markham, whose post office address is 18849 NW 241st St., High Springs, Florida, 32643, herein called Grantor, and

Jessica Markham Greene and William Henry Greene, wife and husband, whose post office address is 18722 NW 235th St., High Springs, Florida, 32643, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in the county(ies) of Columbia state of Florida, to wit:

Section 21: Commence at the Southeast Corner of the NE 1/4 of the SE 1/4 of Section 21, Township 7 South, Range 17 East, for a point of reference and run West, a distance of 50 feet to the West right of way line of U. S. Highway No. 441 (100 foot right of way); thence run N 00°34'49" E, along said right of way line, a distance of 630.00 feet; thence run N 89°34'59" W, a distance of 210.00 feet to the Southwest corner of the land as described in Official Record Book 225, Page 608 of the public records of Columbia County, Florida, and the True Point of Beginning of this description; thence continue N 89°34'59" W, a distance of 187.40 feet to a concrete monument; thence run N 00°30'40" E, a distance of 630.00 feet to a concrete monument; thence run S 89°34'59" E, a distance of 187.80 feet to the Northeast corner of said land as described in Official Record Book 225, Page 608; thence run S 00°34'49" W, along the West line of said land, a distance of 630.00 feet to the True Point of Beginning, Columbia County, Florida.

AND

Begin at the Southeast corner of Northeast Quarter of Southeast Quarter (NE 1/4 of SE 1/4); and run West 50 feet to the West right-of-way line of U. S. Highway Number 41, thence run North along said right-of-way line 630 feet, for a point of beginning, thence run North along said right-of-way line 630 feet, thence West 210 feet, thence South 630 feet, parallel with said right-of-way line, thence East 210 feet, to the point of beginning, in Section 21, Township 7 South, Range 17 East, Columbia County, Florida. ✓

The legal description has been supplied by Grantor. The legal description contained in this deed is the same legal description contained in O.R. Book 255, Page 608 and O.R. Book 512, Page 627, both of the Public Records of Alachua County, Florida where the Grantor took title to the subject property. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guarantees concerning marketability of title.

The subject property is not the homestead of Grantor.

AND SAID GRANTOR covenants that the premises are free from all encumbrances made by grantor and grantor will warrant and defend the property herein conveyed against the lawful claims and demands of all persons claiming by, through or under grantor.

Grantor and grantee are used for singular or plural, as context requires.

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

Walter J. Markham

Walter J. Markham

Two witnesses to the signature of Walter J. Markham:

Summer L. McLaughlin
WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

Gary D. Grunder
WITNESS
PRINT NAME: Gary D. Grunder

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 18 day of SEPT., 2025 by Walter J. Markham who

() is personally known to me
() who has produced a valid Florida driver's license as identification
() who produced _____ as identification

Gary D. Grunder
Notary Public at Large, State of Florida

(SEAL)
25198

