

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: **23-336D**

Portion of Parcel Identification No. **05-7S-17-09917-004**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 3rd day of January, 2024 between **Bryan D. Cason, a single man** whose post office address is **167 SE Pearl Terrace, Lake City, FL 32025** of the County of **Columbia**, State of **Florida**, grantor*, and **Elizabeth Hegenbarth, a married woman** whose post office address is **Po Box 1490, High Springs, FL 32655** of the County of **Alachua**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Commence at the NW corner of the SE 1/4 of Section 5, Township 7 South, Range 17 East, Columbia County, Florida, and run thence South 1 degrees 23' 50" East along the apparent Easterly maintained right of way line of SW Bethlehem Avenue, a County maintained graded road, 388.56 feet; thence North 88 degrees 18' 39" East, 732.13 feet to the point of beginning; Thence continue North 88 degrees 18' 39" East, 561.59 feet to the apparent Westerly maintained right of way line of SW Scrubtown Road; Thence South 05 degrees 12' 21" East along said Westerly maintained right of way line, 377.42 feet; Thence South 88 degrees 14' 44" West, 596.95 feet; Thence North 00 degrees 09' 48" East 377.59 feet to the point of beginning.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "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.

Signed, sealed and delivered in our presence:

Danielle Marden
Witness
Printed Name: Danielle Marden
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

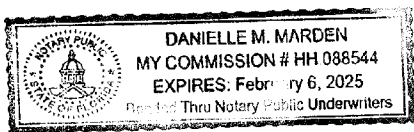
Bryan D. Cason
Bryan D. Cason

Natalie Lloyd
Witness
Printed Name: Natalie Lloyd
P.O. Address: 18731 NW US Hwy 441
High Springs, FL 32643

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
3rd day of January, 2024 by Bryan D. Cason who ☐ is personally known or ☒ has produced a driver's license as
identification.

[Seal]



Danielle M. Marden
Notary Public
Print Name: Danielle M. Marden
My Commission Expires: 2/6/25