

Prepared by and return to:

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File Number: 21-340D

Parcel Identification No. 24-6S-17-09769-0006

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Warranty Deed

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

This Indenture made this 9th day of August, 2021 between Juanita R. Singleton, a single woman whose post office address is 11322 SW 129th Terrace, Alachua, FL 32615 of the County of Alachua, State of Florida, grantor*, and Larry Ward Mason and Margo Lynn Mason, Husband and Wife whose post office address is 511 SE Waterleaf Drive, Lake City, FL 32024 of the County of Columbia, 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:

See Attached Exhibit A Legal Description

Subject to taxes for 2021 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:

[Signature]
Witness
Printed Name: Brent Baris

[Signature]
Juanita R. Singleton

[Signature]
Witness
Printed Name: Holly DARR

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of August, 2021 by Juanita R. Singleton who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

[Signature]
Notary Public
Print Name: Brent Baris
My Commission Expires: 8/3/25

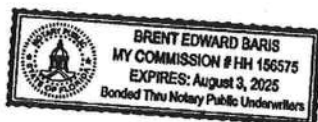


Exhibit A

SECTION 24, TOWNSHIP 6 SOUTH, RANGE 17 EAST

COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF SOUTHWEST 1/4 OF SAID SECTION 24, AND RUN NORTH 01 DEGREE 26 MINUTES 27 SECONDS WEST, ALONG THE EAST LINE OF SAID EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 635.39 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE RUN SOUTH 87 DEGREES 53 MINUTES 06 SECONDS WEST A DISTANCE OF 1,098.91 FEET; THENCE RUN NORTH 39 DEGREES 06 MINUTES 42 SECONDS WEST, A DISTANCE OF 285.66 FEET; THENCE RUN NORTH 89 DEGREES 18 MINUTES 06 SECONDS WEST A DISTANCE OF 50.04 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID EAST, 1/2 OF SOUTHWEST 1/4 OF SECTION 24; THENCE RUN NORTH 01 DEGREE 35 MINUTES 32 SECONDS WEST, ALONG SAID WEST LINE OF THE EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 302.35 FEET; THENCE RUN NORTH 87 DEGREES 53 MINUTES 06 SECONDS EAST A DISTANCE OF 1,179.20 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 75 (A 300 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 17 DEGREES 19 MINUTES 11 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 530.31 FEET TO THE INTERSECTION WITH SAID EAST LINE OF THE EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 24; THENCE RUN SOUTH 01 DEGREE 26 MINUTES 27 SECONDS EAST, ALONG SAID EAST LINE OF THE EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 21.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND PUBLIC UTILITIES, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 18 AND THE AFORESAID WEST LINE OF THE EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 24, SAID POINT OF INTERSECTION LYING ON THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, FOR THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED EASEMENT; THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 18, A DISTANCE OF 60.26 FEET AS MEASURED ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,814.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 86 DEGREES 17 MINUTES 26 SECONDS EAST AND A DISTANCE OF 60.26 FEET; THENCE RUN SOUTH 01 DEGREES 35 MINUTES 32 SECONDS EAST A DISTANCE OF 733.34 FEET; THENCE RUN SOUTH 30 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 198.76 FEET; THENCE RUN SOUTH 23 DEGREES 45 MINUTES 14 SECONDS WEST A DISTANCE OF 224.92 FEET; THENCE RUN SOUTH 01 DEGREES 35 MINUTES 32 SECONDS EAST A DISTANCE OF 541.83 FEET; THENCE RUN SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, A DISTANCE OF 147.01 FEET AS MEASURED ALONG THE ARC OF A CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 04 DEGREES 10 MINUTES 35 SECONDS WEST AND A DISTANCE OF 99.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88 DEGREES 24 MINUTES 28 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH SAID WEST LINE OF THE EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 24; THENCE RUN NORTH 01 DEGREES 35 MINUTES 32 SECONDS WEST, ALONG SAID WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 1,756.87 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.