

## WARRANTY DEED

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


This document prepared by and to be returned to:

Kyle E. Petteway

Grunder & Petteway, P. A.

23349 NW CR 236, Suite 10

High Springs, Florida, 32643

Inst: 202212019534 Date: 10/11/2022 Time: 4:00PM  
Page 1 of 3 B: 1477 P: 110, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC   
Deputy Clerk Doc Stamp-Deed: 0.70

Tax Parcel Number:

A portion of 18-7S-17-10021-014

THIS INDENTURE made this 5<sup>th</sup> day of October, 2022.

BETWEEN David L. Malloy and Ginger R. Malloy, husband and wife, whose post office address is 3002 Russ Road, Marianna, Florida, 32446, herein called Grantor, and

Stephen J. Mahn, II and Daphne Mahn, husband and wife, whose post office address is 27104 NW 203rd Place, 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 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 the county(ies) of Columbia state of Florida, to wit:

### PARCEL B

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLICS RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 45°01'45" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 335.08 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE NORTHERLY CORNER OF SAID LANDS; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE NORTHWESTERLY LINE OF

SAID LANDS, A DISTANCE OF 324.87 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 45°02'05" EAST, A DISTANCE OF 81.38 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 15°40'43" WEST, A DISTANCE OF 32.02 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 249.61 FEET TO A 5/8" REBAR AND CAP (PSM 6602) ON THE SOUTHEASTERLY LINE OF SAID LANDS; THENCE RUN NORTH 44°58'15" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 428.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING UNTO GRANTORS A 50 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18, THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 428.04 FEET TO A 5/8" REBAR & CAP (PSM 6602) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°58'15" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 351.96 FEET TO A 1/2" REBAR & CAP (LB 2903) AT THE SOUTHERLY CORNER OF SAID LANDS ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 27 (STATE ROAD NO. 20)(A 120 FOOT RIGHT OF WAY); THENCE RUN NORTH 45°01'45" EAST, ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 44°58'15" EAST, A DISTANCE OF 367.60 FEET; THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 52.44 FEET TO THE POINT OF BEGINNING. *all*

The legal description has been supplied by Grantee. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the 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.

David L. Malloy  
David L. Malloy

Two witnesses to the signature of David L. Malloy:

Summer L. McLaughlin  
Witness 1: Print Name Summer L. McLaughlin

Kyle E. Petteway  
Witness 2: Print Name Kyle E. Petteway

Ginger R. Malloy  
Ginger R. Malloy

Two witnesses to the signature of Ginger R. Malloy:

Summer L. McLaughlin  
Witness 1: Print Name Summer L. McLaughlin

Kyle E. Petteway  
Witness 2: Print Name Kyle E. Petteway

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 5<sup>th</sup> day of October, 2022 by David L. Malloy and Ginger R. Malloy who

- ( ) are personally known to me  
(✓) who have produced a valid Florida driver's license as identification  
( ) who produced \_\_\_\_\_ as identification

Kyle E. Petteway  
Notary Public at Large, State of Florida

(SEAL)  
22242

