

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2022-6495MS

Parcel Identification No 33-4S-17-08944-019

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 17 day of November, 2022 between **Donald Hollingsworth II and Crystal Hollingsworth, Husband and Wife**, whose post office address is **187 SW Bobolink Place, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Paul McDaniel and Leslie McDaniel, Husband and Wife**, whose post office address is **456 SW Gusty Glen, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of **TEN DOLLARS (U.S.\$10.00)** and other good and valuable considerations to said Grantors 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 Columbia, Florida, to-wit:

See Attached Exhibit "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Chet J. Whale
WITNESS
PRINT NAME: Chet J. Whale

L. Nahabetian
WITNESS
PRINT NAME: Lyndsi M. Nahabetian

~~WITNESS
PRINT NAME:~~

~~WITNESS
PRINT NAME:~~

Donald Hollingsworth II
Donald Hollingsworth II

Crystal Hollingsworth
Crystal Hollingsworth

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of November, 2022, Donald Hollingsworth II and Crystal Hollingsworth, who are personally known to me or have produced DL as identification.

L. Nahabetian
Signature of Notary Public



Exhibit "A"
Property Description

Parcel "D"

A part of Section 33, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Commence at the SW corner of said Section 33, and run thence N 89°22'48" E, along the South line of said Section 33, 1820.91 feet to the Point of Beginning; thence N 09°39'58" E., 1119.27 feet; thence S 87°33'18" E., 366.35 feet; thence S 06°06'38" W., 108.64 feet; thence S 03°26'29" W., 976.26 feet to a Point on the South line of said Section 33; thence S 89°22'48" W., 483.81 feet to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO: An easement for ingress and egress purposes, lying 30 feet to the left and 30 feet to the right of the following described centerline: Commence at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 33, Township 4 South, Range 17 East, Columbia County, Florida, and run thence S 06°04'30" W, 663.01 feet; thence S 89°28'02" W., 30.00 feet to the Point of Beginning of said centerline; thence S 06°04'26" W., 530.65 feet; thence S 22°46'38" W., 95.13 feet to the Point of curvature of a curve to the left having a radius of 300.00 feet, an included angle of 16°52'21"; and a chord bearing of S 14°20'28" W, thence Southerly along the arc of said curve, 88.34 feet to the Point of reverse curve, having a radius of 360.00 feet, an included angle of 32°07'22", and a chord bearing of S 21°57'58" W; thence Southwesterly along the arc of said curve, 201.83 feet, to the point of reverse curve having a radius of 300.00 feet, an included angle of 31°57'10", and a chord bearing of S 22°03'05" W., thence Southwesterly along the arc of said curve 167.30 feet; thence S 06°04'30" W., 64.13 feet to the Point of Curvature of a curve to the left having a radius of 300.00 feet, an included angle of 18°17'59", and a chord bearing of S 03°04'30" E.; thence Southeasterly along the arc of said curve 95.82 feet; thence S 12°13'30" E., 212.18 feet to the Point of curvature of a curve to the right, having a radius of 360.00 feet, an included angle of 18°17'59", and a chord bearing of S 03°04'30" E., thence Southerly along the arc of said curve 114.98 feet; thence S 06°04'30" W, 764.74 feet; thence N 90°00'00" E, 154.00 feet to the Point of curvature of a curve to the right having a radius of 330.00 feet, an included angle of 19°33'54", and a chord bearing of S 80°13'03" E.; thence Southeasterly along the arc of said curve, 112.69 feet ; thence S 70°26'06" E, 483.93 feet to the Point of Curvature of a curve to the right having a radius of 330.00 feet, an included angle of 76°32'43", and a chord bearing of S 32°09'44" E., thence Southeasterly, along the arc of said curve, 440.87 feet; thence S 06°06'38" W., 523.91 feet to a point herein known as Point "A"; thence continue S 06°06'38" W., 108.64 feet to the Point of Termination of said centerline, said point being the radius point of a 50 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet; thence begin at the Point herein called Point "A", and run thence N 87°33'18" W., 807.09 feet to the point of termination of said centerline, said point being the radius of a 50.00 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet.