

RECORD & RETURN TO:  
This instrument prepared by:

Nancy J. Sullivan  
20638 NW 78<sup>th</sup> Ave  
Alachua, FL 32615  
Parcel No. 14-7S-16-04215-000

  
Inst:201412008289 Date:6/3/2014 Time:11:42 AM  
Doc Stamp:Deed:0.70  
DC,P DeWitt Cason,Columbia County Page 1 of 2 B:1275 P:1487

### WARRANTY DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS WARRANTY DEED made this 30th day of May, 2014 by Nancy J. Sullivan, a married woman, hereinafter called Grantor, whose address is 20638 NW 78<sup>th</sup> Ave, Alachua, FL 32615, and Northern Alachua Holdings, LLC, hereinafter called Grantee, whose address is 20638 NW 78<sup>th</sup> Ave, Alachua, FL 32615.

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Columbia County, Florida, *viz*:

THE NORTH  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14,  
TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.  
CONTAINS 5.03 ACRES, MORE OR LESS.  
TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS  
AND PUBLIC UTILITIES OVER AND ACROSS THE SOUTH 60 FEET OF THE SE  
 $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THE EAST 60 FEET OF  
THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7  
SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.  
AND ALSO, TOGETHER WITH A NON-EXCLUSIVE 20 FOOT EASEMENT FOR  
INGRESS AND EGRESS OVER AND ACROSS THE WEST 20 FEET OF THE SW  
 $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  AND THE SOUTH  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF  
SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY,  
FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 815 PAGE 2140 OF  
THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

BEING the same property described in the deed recorded in Official Records 1076/741 of the Public Records of Columbia County, Florida.

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

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

And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except current and all subsequent years' taxes, reservations, restrictions and easements of record, if any.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Lawrence D. Christian NJS  
Witness 1 signature: Lawrence D. Christian Nancy J. Sullivan, Grantor  
Print name:

Danielle Armstrong  
Witness 2 signature:  
Print name: Danielle Armstrong

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of MAY, 2013, by Mark P. Sullivan and Nancy J. Sullivan, who are  personally known to me or  each produced a driver's license as identification.



FAITH M. BROOKER  
MY COMMISSION # FF 117433  
EXPIRES: April 28, 2018  
Bonded Thru Budget Notary Services

FAITH M. BROOKER  
NOTARY PUBLIC, STATE OF FLORIDA

FAITH M. BROOKER  
Print, type or stamp commissioned name of notary

RECORD & RETURN TO:  
This instrument prepared by:

Nancy J. Sullivan  
20638 NW 78<sup>th</sup> Ave  
Alachua, FL 32615  
Parcel No. 14-7S-16-04215-001

*B*  
Inst: 201412008290 Date 6/3/2014 Time: 11:42 AM  
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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1275 P:1489

## WARRANTY DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS WARRANTY DEED made this 30th day of May, 2014 by Mark P. Sullivan, a married man, hereinafter called Grantor, whose address is 20638 NW 78<sup>th</sup> Ave, Alachua, FL 32615, and Lexington Estates, LLC, hereinafter called Grantee, whose address is 20638 NW 78<sup>th</sup> Ave, Alachua, FL 32615.

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Columbia County, Florida, viz:

THE SOUTH  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. CONTAINS 5.03 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE SOUTH 60 FEET OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THE EAST 60 FEET OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

AND ALSO, TOGETHER WITH A NON-EXCLUSIVE 20 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 20 FEET OF THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  AND THE SOUTH  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 815 PAGE 2140 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

BEING the same property described in the deed recorded in Official Records 1076/743 of the Public Records of Columbia County, Florida.

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

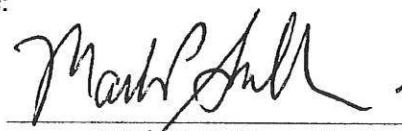
TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except current and all subsequent years' taxes, reservations, restrictions and easements of record, if any.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:



Witness 1 signature: LAWRENCE D. CHRISTIAN Mark P. Sullivan, Grantor  
Print name:



Witness 2 signature:  
Print name: Danielle Armstrong

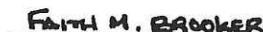
STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2013, by Mark P. Sullivan and Nancy J. Sullivan, who are () personally known to me or ( ) each produced a driver's license as identification.



FAITH M. BROOKER  
MY COMMISSION # FF 117433  
EXPIRES: April 28, 2018  
Bonded Thru Budget Notary Services

  
NOTARY PUBLIC, STATE OF FLORIDA

  
Print, type or stamp commissioned name of notary

AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF COLUMBIA

This is to certify that I, (We) LEXINGTON ESTATES, LLC  
owner of the below described property:

Tax Parcel No: 04215-000 & 04215-001 - 10 ACRES

522 SW HORNET CT, FORT WHITE, FL 32038

Give my permission to Ms. Michelle Fanuelson or Mr. Travonie Owens to place a  
mobile home/single family home (circle one) on the  
above-mentioned property.

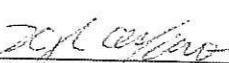
I authorize him to pull all necessary permits for well, septic and electric.

I (We) understand that this could result in an assessment for solid waste and fire  
protection services levied on this property.



\_\_\_\_\_  
Mark P. Sullivan, Managing Member  
LEXINGTON ESTATES, LLC - Owner

SWORN AND SUBSCRIBED before me this 10<sup>th</sup> day of August  
2021. This (these) person(s) are personally known to me or produced  
ID

  
\_\_\_\_\_  
Notary Signature



Kayla Alfonso  
Notary Public  
State of Florida  
Comm# HH054904  
Expires 10/19/2024

## LEASE AGREEMENT

Lease agreement made between NORTHERN ALACHUA HOLDINGS, LLC and LEXINGTON ESTATES, LLC of 20638 NW 78th AVE, Alachua, FL 32615, hereinafter referred to as "LESSOR", and Michelle Fanuelson of 441 NW 28<sup>th</sup> Ave, Gainesville FL 32609, hereinafter referred to as "LESSEE".

Lessor hereby leases to Lessee the premises described as follows:

### Description of Property:

#### **Legal Description**

Tax Parcel #14-7S-16-04215-000 - Columbia County, Florida. N1/2 OF SW1/4 OF NE1/4 OF NE1/4. ORB 1076-741, WD 1275- 1487

&

Tax Parcel #14-7S-16-04215-001 - Columbia County, Florida. S1/2 OF SW1/4 OF NE1/4 OF NE1/4. ORB 1076-743, WD 1275- 1489,

Please see Attached SCHEDULE "A" for COMPLETE LEGAL  
ADDRESS: 522 HORNET CT. FT. WHITE, FL  
**\*\*PARCELS MUST BE COMBINED AS REQUIRED BY THE COUNTY\*\***

1. EFFECTIVE DATE. The effective date of this Contract shall be August 20, 2020.

2. TERMS: Lessee shall pay Lessor rental in the amount of \$1,060.00 monthly. Lease commencing August 20, 2020, and due on the 20th of each month thereafter. The lease payment shall be deemed to be in default if payment of a lease payment is not received by Lessor within fifteen (15) days from the due date. Moreover, a late fee of ten percent (10%) shall be paid on any payment made five or more days late. In addition, a charge of \$35.00 per check is imposed for any returned checks.

3. UTILIES AND MAINTENANCE: Lessee shall be responsible for all utilities and maintenance. Property leased "as is". LESSOR shall have no maintenance obligations or responsibilities. Lessee shall comply with all building, zoning and health codes and other applicable laws for said leased premises. LESSEE RESPONSIBLE FOR MEETING COUNTY CODE REQUIREMENTS PRIOR TO OCCUPANCY.

4. DEFAULT: In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, Lessor shall have full rights to terminate this Lease in accordance with state law and re-enter and claim possession of the leased premises in addition to such other remedies available to Lessor arising from said breach.

5. LIABILITY RELEASE: LESSEE shall NOT hold LESSOR liable for any liabilities that may occur, while on said property, while under said contract. It is the BUYERS responsibility to provide Liability Insurance naming LEXINGTON ESTATES, LLC as

an additional insured, PRIOR to occupying property.

6. LESSORS ACCESS TO PREMISES: LESSOR may enter the premises in the following circumstances:

A. At any time for the protection or preservation of the premises.

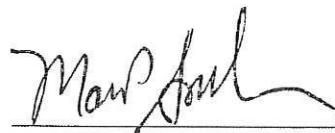
B. To inspect the premises under the following:

1. If LESSEE is in default and after reasonable notice to BUYER and at reasonable time.

7. OTHER AGREEMENTS: No trampolines, dogs or swimming pools allowed unless LESSEE'S Liability Insurance specifically covers that risk. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof. No travel trailers, camper, shed or tent can be used as a dwelling on any Lot.

EXECUTED by SELLER the 20th day of August 2020.

Witnesses:



Mark P. Sullivan  
Managing Member  
386-462-1776 hm  
352-215-1018 mobile



Nancy J. Sullivan  
Managing Member

Witness

E-MAIL: Sullivan1776@windstream.net

EXECUTED by BUYER the 20th day of August 2020.

Witness

  
Michelle Fanuelson

SSN

HOME:

WK:

CELL: 352-415-5751

e-mail

SCHEDULE "A"

TAX PARCEL# 14-7S-16-04215-000 - COLUMBIA COUNTY FL

THE NORTH  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14,  
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SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY,  
FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 815 PAGE 2140 OF  
THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

TAX PARCEL #14-7S-16-04215-001 - COLUMBIA COUNTY FL

DESCRIPTION: PARCEL NO. 1B  
THE SOUTH  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 14,  
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