

THIS INSTRUMENT PREPARED BY:
JOHN R. MCCLAIN, IV
220 SE KLONDIKE PLACE
LAKE CITY, FL 32025

Inst: 202512007438 Date: 04/07/2025 Time: 10:34AM
Page 1 of 2 B: 1537 P: 786, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

**GRANT OF PERPETUAL
INGRESS AND EGRESS EASEMENT**

THIS GRANT OF PERPETUAL INGRESS AND EGRESS EASEMENT ("Grant of Easement") is made and entered into this 5th day of April, 2025, by and between JOHN RANDALL MCCLAIN, III, hereinafter called the "grantor", to JOHN R. MCCLAIN, IV herein after called the grantee.: (Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

A. WHEREAS, Grantor is the owner in fee simple of the property situated in Columbia County, Florida:

B. WHEREAS, Grantee is the owner in fee simple of the property situate in Columbia County, Florida described as follows (Grantee's Property").

**THE S ½ OF THE SE ¼ OF THE SW ¼ OF THE NW ¼ AND BEING
THE SAME PROPERTY CONVEYED IN BOOK NO. 519, PAGE 180
IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

1. NOW, THEREFORE, in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants unto Grantee, its successors and assigns forever for the purposes hereinafter stated the following described as a Perpetual Ingress and Egress Easement situate, lying and being in Columbia County, Florida, and legally described as follows and made a part hereof (the "Easement Parcel"), subject to the terms and conditions hereinafter set forth below:

**THE S 30 FEET OF SE 1/4 OF NW ¼, EXCPT THE EAST 652.06 FEET
BEING PART OF WOODHAVEN BLVD PER PLAT BOOK 4, PAGE 108, IN
COLUMBIA COUNTY, FLORIDA.**

2. Grantor hereby permanently grants, sets over, conveys and delivers to Grantee, its successors and assigns, the rights, privilege and easement for the purpose of ingress and egress to serve, enter, exit, approach and otherwise access the Easement Parcel solely for access to Grantee property through the Easement Parcel.

This Easement shall be appurtenant to and run with the land, shall be a reservation and condition running with the Grantor's Property and Grantee's Property, and shall be forever and perpetually binding upon the parties hereto, their respective successors and assigns and

all those persons or entities acquiring right, title or interest in the Grantor's Property and Grantee's Property, by, through or under Grantors and Grantees.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Martha A L-11
Witness Address: 546 SE ORMOV-H RD
LAKE CITY, FL 32025

[Signature]
Witness Signature
Printed Name: Jonathan Schmitt
Witness Address: 170 NE Clark gin
lake city fl 32055

[Signature] L.S.
Name: JOHN RANDALL MCCLAIN, III
Address: 220 SE KLONDIKE PLACE, LAKE CITY, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 5 day of April, 2025, by JOHN RANDALL MCCLAIN, III, who is personally known to me or who has produced _____ as identification.

[Signature]
Signature of Notary
Printed Name: Paula Day
My commission expires:

