

BSG:lss
9108.01-25-072
6/30/2025

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REC. # 35.50
DOC. # 1679.30
INT. 9
INDEX 9
CONSIDERATION \$239,900.00

This Instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

Inst: 202512015232 Date: 07/09/2025 Time: 11:11AM
Page 1 of 4 B: 1544 P: 255, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 1679.30

WARRANTY DEED

THIS WARRANTY DEED made this 3rd day of July, 2025, by SHERI E. ALBRITTON, a single woman, whose mailing address is 456 SW Jodi Court, Lake City, Florida 32024, hereinafter called the Grantor, to CHRISTOPHER ALAN ROBERTS and GRACYE L. ROBERTS, as joint tenants with right of survivorship, whose mailing address is 426 SW Jodi Court, Lake City, Florida 32024, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof 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 1/2 of the following described property:

LOT 10: COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 0°57'54" W ALONG THE EAST LINE OF SAID SECTION 36, 554.37 FEET, THENCE S 88°22'19" W, 642.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°22'19" W, 636.54 FEET; THENCE N 0°47'35" W, 658.08 FEET; THENCE N 88°22'19" E, 636.54 FEET; THENCE S 0°47'35" E, 685.08 FEET TO THE POINT OF BEGINNING. THE EAST

30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

EASEMENT "A": A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 0°57'54" E ALONG THE EAST LINE OF SAID SECTION 36, 42.00 FEET TO THE SOUTH LINE OF CYPRESS LAKE ROAD; THENCE S 87°36'44" W ALONG SAID SOUTH LINE, 469.58 FEET; THENCE N 88°27'37" W ALONG SAID SOUTH LINE, 167.21 FEET TO THE POINT OF BEGINNING; THENCE S 0°47'35" E, 2059.86 FEET TO THE NORTH LINE OF LOT 15 AND TO REFERENCE POINT "A", SAID POINT BEING THE TERMINATION OF THE 60-FOOT WIDE EASEMENT.

ALSO A STRIP OF LAND 30 FEET IN WIDTH BEING 30 FEET TO THE LEFT OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT REFERENCE POINT "A" AND RUN THENCE N 88°22'19" E ALONG THE NORTH LINE OF LOT 15, 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 88°22'19" W ALONG SAID NORTH LINE OF LOT 15, 271.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 15 AND TO THE POINT OF TERMINATION.

TOGETHER WITH: A 2000 MERT DOUBLEWIDE MOBILE HOME, I.D.# FLHMBC141245279A & FLHMBC141245279B.

Parcel Number: 36-4S-15-00414-210

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

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

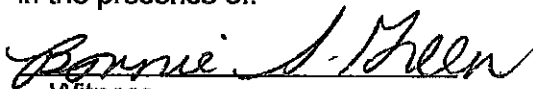
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with 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 taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness
BONNIE S. GREEN

(Print/type name)

Address:
1241 South Marion Avenue
Lake City, FL 32025

 (SEAL)
SHERI E. ALBRITTON



Witness
Loretta S. Stehmann

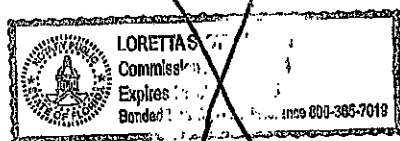
(Print/type name)

Address:
1241 South Marion Avenue
Lake City, FL 32025

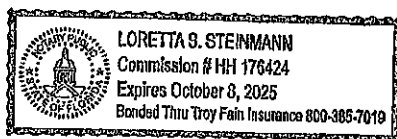
STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of July, 2025, by SHERI E. ALBRITTON, who is personally known to me or produced FL DRIVERS LICENSE as identification.



(NOTARIAL
SEAL)



Loretta S. Steinmann
Notary Public, State of Florida

Loretta S. Steinmann

My Commission Expires: