

Prepared by and return to:

Morgan & Getzan, PLLC
234 East Duval Street
Lake City, Florida 32055

Grantees:

**WAYNE T. HUDSON and GOLDIE K.
HUDSON, husband and wife**

Parcel Identification Number:

36-4S-16-03299-003 (16333)

Inst: 202512009169 Date: 04/24/2025 Time: 3:57PM

Page 1 of 4 B: 1538 P: 1830, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*

Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of December, 2024, between **WAYNE T. HUDSON by and through GOLDIE K. HUDSON**, his attorney-in-fact, under General Durable Power of Attorney, dated April 6, 2023 whose post office address is 195 SW Spencer Court, Lake City, Florida 32024 (herein "Grantor"), (herein "Grantor"), and **WAYNE T. HUDSON and GOLDIE K. HUDSON, husband and wife**, whose mailing address is 195 SW Spencer Court, Lake City, Florida 32024.

The terms Grantor and Grantees, shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 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:

A part of the NE 1/4 of Section 36, Township 4 South, Range 16 East, described as follows: Commence at a concrete monument set by Corbett Horne, J., PLS #3048, according to his survey drawing dated September 14, 1979, intended to be the SE corner of the NE 1/4 said Section 36, and run N 0°11'16" E along the intended East line of said NE 1/4, 720.66 feet for a POINT OF BEGINNING; thence continue N 0°11'16" E 760.75 feet; thence S 87°39'01" W, 1645.71 feet to the Easterly right-of-way line of State Road No. 47; thence S 34°13'56" W along said right-of-way 946.47 feet; thence N 87°39'01" E, 2176.10 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A part of the NE 1/4 of Section 36, Township 4 South, Range 16 East, more particularly described as follows: Commence at the NE corner of said Section 36

and run S 1°03'18" E along the East line of Section 36 a distance of 1453.26 feet to the Point of Beginning; thence S 1°03'18" E a distance of 220.0 feet; thence continue S 86°35'25" W along the North line of graded road a distance of 200.0 feet thence N 1°03'18" W a distance of 220.0 feet, thence N 86°35'25" E a distance of 200.0 feet to the POINT OF BEGINNING. Containing 1.0 acres more or less in Columbia County, Florida

Together with a free, perpetual, non-exclusive easement to utilize privately owned 12 year old 60 foot wide road in front of described property to Highway 47.

AND LESS AND EXCEPT

A part of the NE 1/4 of Section 36, Township 4 South, Range 16 East, more particularly described as follows: Commence at the iron rod marking at the NE corner of said Section 36 and run S 01°03'18" E, along the East line thereof, 1298.26 feet for a POINT OF BEGINNING. Thence continue S 01°03'18" E, 150.02 feet; thence S 86°35'25" W, 200 feet; thence S 01°03'18" E, 5.0 feet; thence S 86°35'25" W, 200.0 feet; thence N 01°03'18" W, 50.0 feet; thence N 71°58'33" E, 417.86 feet to the POINT OF BEGINNING. Containing .92 acres more or less.

AND LESS AND EXCEPT

A part of the NE 1/4 of Section 36, Township 4 South, Range 16 East, more particularly described as follows: Commence at the NE corner of said Section 36 and run S 01°03'18" E along the East line of Section 36, a distance of 1673.26 feet; thence run S 86°35'25" W. a distance 525 feet to the POINT OF BEGINNING; thence continue S 86°35'25" W along graded road a distance of 150 feet; thence N 01°03'18" W a distance of 485.65 feet; thence N 86°35'25" E a distance of 150.0 feet; thence N 01°03'18" W a distance of 40.0 feet; thence N 86°35'25" E a distance of 325.0 feet; thence S 01°03'18" E a distance of 202.89 feet; thence S 71°58'33" W a distance of 208.93 feet; thence S 86°35'25" W a distance of 125.0 feet; thence S 01°03'18" E a distance of 270.0 feet to the POINT OF BEGINNING; containing 3.98 acres, more or less in Columbia County, Florida.

Together with a 60 foot wide non-exclusive easement to Highway 47.

AND LESS AND EXCEPT

AA part if the NE 1/4 of Section 36, Township 4 South, Range 16 East, more particularly described as follows: Commence at the NE corner of said Section 36 and run S 01°03'18" E along the East line of Section 36 a distance of 1673.26 feet; thence run S 86°35'25" W a distance of 400 feet to the POINT OF BEGINNING; thence continue S 86°35'25" W along graded road a distance of 125.0 feet; thence N 01°03'18" W a distance of 270.0 feet; thence N 86°35'25" E

a distance of 125.0 feet; thence S 01°03'18" E a distance of 270.0 feet to the POINT OF BEGINNING; containing .80 acres, more or less in Columbia County, Florida.

Together with a 60 foot wide non-exclusive easement to Highway 47.

AND LESS AND EXCEPT

A part of the NE 1/4 of Section 36, Township 4 South, Range 16 East, more particularly described as follows: Commence at the NE corner of said Section 36 and run S 1°03'18" E along the East line of Section 36 a distance of 1673.26 feet; thence S 86°35'25" W a distance of 200.0 feet to the POINT OF BEGINNING; thence continue S 86°35'25" W along graded road a distance of 200.0 feet; thence N 1°03'18" W a distance of 220.0 feet; thence N 86°35'25" E a distance of 200.0 feet; thence S 1°03'18" E a distance of 220.0 feet to the POINT OF BEGINNING. Containing 1.0 acre, more or less in Columbia County, Florida

Together with a free, perpetual, non-exclusive easement to utilize privately owned 12 year old established 60 foot wide road in front of described property to Highway 47.

AND LESS AND EXCEPT

A part of the NE 1/4 of Section 36, Township 4 South, Range 16 East, more particularly described as follows: Commence at the NE corner of said Section 36 and run S 1°03'18" E along the East line of Section 36 a distance of 1673.78 feet; thence S 86°35'25" W a distance of 200.0 feet to the POINT OF BEGINNING; thence continue S 86°35'25" W along graded road a distance of 166.0 feet; thence N 01°03'18" W a distance of 130.0 feet; thence Northeasterly a distance of 53.0 feet; thence N 86°35'25" E a distance of 130.0 feet; thence S 01°03'18" E a distance of 166.0 feet to the POINT OF BEGINNING. Lying and being in Columbia County, Florida, together with a 60 foot wide non-exclusive easement to Highway 47.

AND LESS EXCEPT

A part of the NE 1/4 of Section 36, Township 4 South, Range 16 East, more particularly described as follows: Commence at the NE corner of said Section 36 and run S 1°03'18" E along the East line of Section 36 a distance of 1148.13 feet; thence S 86°35'25" W a distance of 1653.33 feet to a point on the East right-of-way of State Road No. 47 to the POINT OF BEGINNING; thence N 86°35'25" E 350.0 feet; thence South 102 feet; thence Southwesterly 112 feet; thence West 63 feet; thence South 75 feet; thence West 95 feet; thence North 29 feet; thence West 172 feet; thence Westerly 100 feet to a point on the Easterly right-of-way of State Road 47; thence N 33°08'21" E, along said East boundary of State Road 47, a distance of 255 feet to the POINT OF BEGINNING. Located in

Columbia County, Florida, containing 2.0 acres, more or less.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

The subject property is the homestead of the Grantor. The purpose of this deed is to create a tenancy by the entireties in Grantor and his spouse, Goldie K. Hudson. The General Durable Power of Attorney dated April 6, 2023, was recorded on January 25, 2024, in the Columbia County public records. The Power of Attorney allows Goldie K. Hudson, the Grantor's spouse to engage in acts of self-dealing, convey real property interests, including homestead property, make gifts of real property, and change ownership interests.

TOGETHER, with all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

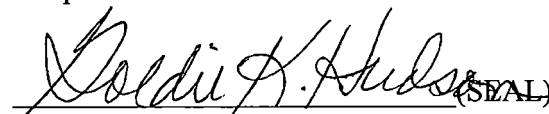
TO HAVE AND TO HOLD, the same in fee simple forever.

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, and hereby warrants the title to said land will defend the same against the lawful claims of all personas claiming by, through or under the said grantor.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in our presence:

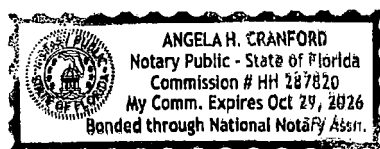

ANGELA H. CRANFORD, Witness
234 East Duval Street, Lake City, Florida 32055

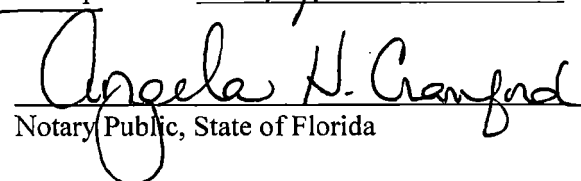
 (SEAL)
WAYNE T. HUDSON, by and through
GOLDIE K. HUDSON, his attorney-in-fact,
under General Durable Power of Attorney,
dated April 6, 2023


AMELIA GIUSTI, Witness
234 East Duval Street, Lake City, Florida 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of December, 2024, by WAYNE T. HUDSON, by and through GOLDIE K. HUDSON, his attorney-in-fact, under General Durable Power of Attorney, dated April 6, 2023, who is personally known to me or has provided N/A as identification.




Notary Public, State of Florida