

Prepared by and return to:

Rob Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2022-6098

Parcel Identification No 24-7S-16-04317-128

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13 day of April, 2023 between **Linda A. Smith f/k/a Linda Hatch, Married Woman**, whose post office address is **296 SW Louis Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **Wayne S. Hatch, Jr, a Single Man, and Lisa A. Deacon, a Single Woman, as Joint Tenants with Right of Survivorship**, whose post office address is **588 SW Chalet Terrace, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Commence at the Northeast corner of Section 24, Township 7 South, Range 16 East, Columbia County, Florida and run S00°38'48"E, 1325.12 feet; thence S00°07'12"E, 2876.79 feet to the POINT OF BEGINNING; Thence continue S00°07'12"E, 390.93 feet; Thence S88°27'41"W, 557.36 feet; Thence N00°24'31"W, 390.89 feet; Thence N88°27'41"E, 559.33 feet to the POINT OF BEGINNING.

Subject to, together with an easement for ingress, egress, and public utilities over, under and across the following described strip of land:

A 60 foot wide strip of land situated in Sections 24 and 25, Township 7 South, Range 16 East, and Sections 19 and 30, Township 7 South, Range 17 East, Columbia County, Florida, said strip of land lying 30 feet on each side of the following described center line:

Commence at a concrete monument (LS #3456) at the Proven Northeast corner of the aforementioned Section 24, Township 7 South, Range 16 East and run South 00 degrees 38 minutes 48 seconds East, along the East line of said Section 24, a distance of 783.73 feet; thence run North 88 degrees 26 minutes 51 seconds East, a distance of 414.54 feet to the TRUE POINT OF BEGINNING of said centerline; thence continue North 88 degrees 26 minutes 51 seconds East, along said centerline, a distance of 301.44 feet to POINT "A" to be referred to later; thence continue North 88 degrees 26 minutes 51 seconds East, along said centerline, a distance of 772.31 feet to the West right of way line of BOB CAT LANE (60 foot right of way) as dedicated to Columbia County on the recorded plat of Sassafras Acres, Plat Book 4, Pages 8 and 8A of the Public Records of Columbia County, Florida, and a terminus (easement line are to terminate on said West right of way line); thence return to the aforementioned POINT "A" and run South 02 degrees 43 minutes 00 seconds East, along said centerline, a distance of 1173.80 feet; thence run South 89 degrees 17 minutes 16 seconds West, along said centerline, a distance of 564.39 feet; thence run South 86 degrees 14 minutes 45 seconds West, along said centerline, a distance of 200.00 feet to POINT "B" to be referred to later, thence run South 88 degrees 50 minutes 06 seconds West, along said centerline, a distance of 654.64 feet to a terminus (easement lines are to

terminate on a line bearing North 00 degrees 30 minutes 48 seconds West, and South 00 degrees 38 minutes 48 seconds East from said terminus); thence return to the aforementioned POINT "B" and run South 00 degrees 07 minutes 12 seconds East, along said centerline, a distance of 1468.56 feet; thence run South 00 degrees 58 minutes 59 seconds West along said centerline, a distance of 1558.82 feet; thence run South 02 degrees 17 minutes 44 seconds East, along said centerline, a distance of 1580.71 feet to the North right of way line of County Road No. 138 (80 foot right of way) and a terminus (easement lines are to terminate on said North right of way line).

Linda A. Smith is the mother of Wayne S. Hatch, Jr. and she is conveying said property to her son.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: **296 SW Louis Glen, Lake City, FL 32024.**

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

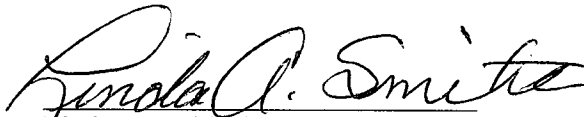
TO HAVE AND TO HOLD the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

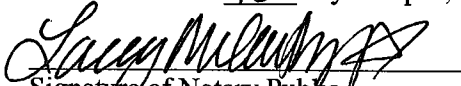

WITNESS
PRINT NAME: Susan B. Weirich


Linda A. Smith f/k/a Linda Hatch


WITNESS
PRINT NAME: Lacey McArthur

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 13 day of April, 2023, by Linda A. Smith f/k/a Linda Hatch.


Signature of Notary Public

