

Prepared by and return to:
JOHN F. ROSCOW, IV

HOLDEN, CARPENTER & ROSCOW, PL
5608 NW 43rd Street
Gainesville, FL 32653
352-373-7788
File Number: **20-945.as**
Will Call No.: **ASHLEY**

Inst: 202012018760 Date: 11/06/2020 Time: 12:34PM
Page 1 of 5 B: 1423 P: 1558, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 3955.00

\$5105.000

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **5th** day of **November, 2020** between **G. K. Matthew and Keilah C. Matthew, husband and wife** whose post office address is **2607 COLLIER STREET , Mansfield, TX 76063**, grantor, and **RANIE JANE HOWE and RICHARD W. FREY, husband and wife** whose post office address is **1042 SW WOODLAND AVENUE , Fort White, FL 32038**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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 County, Florida** to-wit:

"SEE ATTACHED EXHIBIT A"

Parcel Identification Number: 31-7S-17-10070-108

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2019**.

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

Signed, sealed and delivered in our presence:


Witness Name: JOHN F. ROSCOW, IV


Witness Name: ASHLEY M. SWIGER

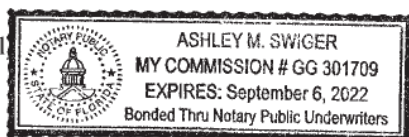
 (Seal)
G.K. MATTHEW

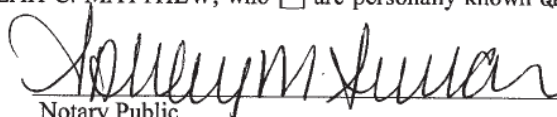
 (Seal)
KEILAH C. MATTHEW

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of October, 2020 by G.K. MATTHEW and KEILAH C. MATTHEW, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit A

DESCRIPTION: PARCEL 8

A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SAID SECTION 31 AND RUN THENCE N.87°14'55"E., ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF 690.12 FEET; THENCE S.01°41'10"E., A DISTANCE OF 638.72 FEET; THENCE N.89°09'58"E., A DISTANCE OF 681.23 FEET TO THE POINT OF BEGINNING; THENCE S.06°40'36"W., A DISTANCE OF 696.34 FEET; THENCE N.86°39'38"E., A DISTANCE OF 100.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26°53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF S.79°53'33"E. AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 154.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.66°26'45"E., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF S.81°11'11"E. AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 154.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.84°04'22"E., A DISTANCE OF 140.14 FEET; THENCE N.04°50'37"E., A DISTANCE OF 125.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF N.02°47'03"W. AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 87.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.10°24'44"W., A DISTANCE OF 143.54 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09°29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF N.05°40'09"W. AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°55'34"W., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 08°28'40", A TANGENT LENGTH OF 22.24 FEET, A CHORD BEARING OF N.03°18'46"E. AND A CHORD LENGTH OF 44.35 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.39 FEET TO THE END OF SAID CURVE; THENCE N.78°27'46"W., A DISTANCE OF 591.27 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH

DESCRIPTION: EASEMENT

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S. 87°14'55" W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S. 01°47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55°09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S. 29°22'22"E., AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72°58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S. 20°27'35" E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S. 16°01'48" W., A DISTANCE OF 282.20 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°57'20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S. 07°33'06" W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S. 00°55'34" E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09°29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S. 05°40'09" E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S. 10°24'44" E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL

Exhibit A

(Continued)

ANGLE OF 15°15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S. 02°47'03" E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S. 04°50'37" W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S. 04°50'37" W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S. 07°50'32" E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S. 20°31'41" E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S. 10°34'21" E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S. 00°37'02" E., A DISTANCE OF 172.66 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S. 00°37'02" E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47°58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S. 23°22'27" W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S. 47°21'56" W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S. 18°04'19" W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S. 11°13'17" E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43°09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S. 10°21'33" W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S. 31°56'23" W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12° 59' 20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S. 25°26'43" W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N. 81°32'45" E., A DISTANCE OF 701.09 FEET; THENCE N. 87°14'29" E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT AFOREMENTIONED POINT "B", AND RUN THENCE S. 84°04'22" W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N. 81°11'11" W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N. 66°26'45" W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26°53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N. 79°53'33" W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S. 86°39'38" W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E": THENCE N. 44°18'47" W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42°37'37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N. 22°59'59" W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N. 01°41'10" W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE: THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S. 44°18'47" E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S. 23°02'04" E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S. 01°45'20" E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT

Exhibit A

(Continued)

"C", AND RUN THENCE N. 85°13'54" E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78°18'07" E., AND A CHORD LENGTH OF 72.39 FEET: THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N. 71°22'21" E., A DISTANCE OF 354.70 FEET; THENCE N. 77°56'34" E., 62.17 FEET; THENCE S. 66°25'47" E., A DISTANCE OF 207.86 FEET; THENCE S. 89°03'47" E., 142.06 FEET; THENCE N. 87°13'37" E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71°02'57" W., A DISTANCE OF 6.24 FEET; THENCE S. 19°16'58" W., A DISTANCE OF 21.70 FEET; THENCE S. 72°18'51" E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20°27'26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S. 82°32'34" E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET: THENCE N. 87°13'43" E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 25 FOOT CUL-DE-SAC, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

ALSO:

AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N. 71°02'57" W., A DISTANCE OF 26.24 FEET; THENCE S. 19°16'56" W., A DISTANCE OF 1823.87 FEET; THENCE S. 70°43'02" E., A DISTANCE OF 64.05 FEET; THENCE N. 27°25'42" E., A DISTANCE OF 40.56 FEET; THENCE N. 18°54'40" E., A DISTANCE OF 631.89 FEET; THENCE N. 70°43'02" W., A DISTANCE OF 25.70 FEET; THENCE N. 19°16'58" E., A DISTANCE OF 1152.07 FEET; THENCE N. 71°02'57" W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING

Parcel Identification Number: 31-7S-17-10070-108