

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 22-232MH

Parcel Identification No 12-7S-16-04184-010

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WARRANTY DEED

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

This indenture made the 22nd day of July, 2022 between Thomas J. Glenn, Jr. A/K/A Thomas J Glenn and Stephanie K. Glenn, a married couple, whose post office address is **654 Southwest Timuqua Terrace, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Charles Herbert Anderson, III and Elizabeth Jean Anderson, a married couple, as joint tenants**, whose post office address is **6545 Coronet Drive, New Port Richey, FL 34655**, of the County of Pasco, State of Florida, Grantees:

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

PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1092 PACE 1935 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.1°39'57"E, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1759.92 FEET; THENCE N.88°35'30"E., 2959.84 FEET TO THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PACE 1935, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A 60 FOOT ROAD NOW KNOWN AS SW BEAR DEN LANE; THENCE CONTINUE N.88°35'30"E., 497.47 FEET TO THE NE CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PAGE 1935; THENCE S.1°41'54"E., ALONG THE EAST LINE OF SAID LANDS, 583.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.1°41'54"E., 291.95 FEET TO THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PAGE 1935; THENCE S.88°21'00"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 12, A DISTANCE OF 497.46 FEET TO THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PAGE 1935; THENCE N.1°41'54"W., ALONG THE WEST LINE OF SAID LANDS, 292.65 FEET; THENCE N.88°25'51"E., 497.46 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NW CORNER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND THENCE S 1°39'57" E, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1759.92 FEET; THENCE N 88°35'30"E, 2959.84 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF A 60 FOOT ROAD; THENCE CONTINUE N 88°35'30" E. ALONG SAID SOUTH RIGHT OF WAY LINE 497.47 FEET; THENCE S 1°41'54" E, 875.86 FEET TO THE SOUTH LINE OF THE N 1 2 OF SAID SECTION 12; THENCE S 88°21'00" W, ALONG THE SOUTH LINE OF SAID N 1-2, A DISTANCE OF 497.46 FEET; THENCE N 1°41'54" W, 877.96 FEET TO THE SAID SOUTH RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS AS CONVEYED RECORDED IN OFFICIAL RECORDS BOOK 1132, PAGE 599, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1092 PACE 1935 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.1°39'57"E, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 1759.92 FEET; THENCE N.88°35'30"E., 2959.84 FEET TO THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PAGE 1935, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF A 60 FOOT ROAD NOW KNOWN AS SW BEAR DEN LANE; THENCE CONTINUE N.88°35'30"E., 497.47 FEET TO THE NE CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PAGE 1935; THENCE S.1°41'54"E., ALONG THE EAST LINE OF SAID LANDS, 583.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.1°41'54"E., 291.95 FEET TO THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PAGE 1935; THENCE S.88°21'00"W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 12, A DISTANCE OF 497.46 FEET TO THE SW CORNER OF SAID LANDS DESCRIBED IN ORB 1092 PAGE 1935; THENCE N.1°41'54"W., ALONG THE WEST LINE OF SAID LANDS, 292.65 FEET; THENCE N.88°25'51"E., 497.46 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN 2009 LIOH MOBILE HOME with VIN LOHGA10911214A and LOHGA10911214B and Title Numbers 102608268 and 102608316

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

Subject to taxes for 2022 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

CO

WITNESS

PRINT NAME: Christina Opett

Thomas J. Duncan

WITNESS

PRINT NAME: Thomas J. Duncan

Thomas J. Glenn, Jr. A/K/A Thomas J Glenn

Thomas J. Glenn, Jr. A/K/A Thomas J Glenn

Stephanie K. Glenn

Stephanie K. Glenn

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 22 day of July, 2022, by Thomas J Glenn, Jr. A/K/A Thomas J Glenn and Stephanie K Glenn.

CO

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Drivers License

