

BSG:lss
8661.01-20-034
2/24/2021

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

REC. 35.50
DOC. 1.70
INT. _____
INDEX _____
CONSIDERATION 6

Inst: 202112004896 Date: 03/17/2021 Time: 8:34AM
Page 1 of 4 B: 1432 P: 1958, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

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.

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED made this 4 day of March, 2021, by and between VELMA C. PERRY, as the duly qualified and acting Personal Representative of the Estate of DARWIN L. PERRY, also known as DARWIN LEE PERRY, deceased, whose mailing address is 345 SW Vellee Court, Lake City, Florida 32024, as Grantor, and DANIEL A. FLATT, whose mailing address is 440 Crescent Pond Drive, Jacksonville, Florida 32259, as Grantee.

WHEREAS, DARWIN L. PERRY, also known as DARWIN LEE PERRY, (the "Decedent") died testate on April 12, 2020, and his estate has been probated in the Third Judicial Circuit Court of Columbia County, Florida, Probate Division, Case Number 2020-127-CP (the "Probate Proceedings"); and

WHEREAS, Grantor, VELMA C. PERRY, herein named is the duly appointed and acting Personal Representative of Decedent's estate; and

WHEREAS, the herein described property is subject to the rights of the Personal Representative under Section 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. Use, sell, encumber or otherwise exercise control over the Property
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate,
 - b. to enforce contribution and equalize advancement,
 - c. for distribution; and

WHEREAS, having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to Grantee, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in Grantee, free of all rights of the Personal Representative; and

WHEREAS, the purpose of this deed is to transfer the title to the herein described property from Decedent to the Grantee.

WITNESSETH.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the following described land located in Columbia County, Florida:

PARCEL ONE

Lots 66, 67, and 68, Unit II, Three Rivers Estates, as per plat thereof as recorded in Plat Book 3, Page 54, public records of Columbia County, Florida.

Tax Parcel Identification Number: 00-00-00-00860-008

PARCEL TWO

Commence at the NE corner of S 1/2 of Section 25, Township 5 South, Range 15 East, Columbia County, Florida, thence S 88°33'03" W 40.06 feet to a point on the West right-of-way line of Ichetucknee Road; thence S 01°22'44" E along the West right-of-way line of Ichetucknee Road 844.21 feet to the Point of Beginning; thence continue along the West right-of-way line S 01°22'44" E 855.79 feet; thence N 84°20'09" W 577.04 feet; thence S 88°33'17" W 267.31 feet; thence N 01°22'44" W 784.32 feet; thence N 88°33'03" E 840.00 feet to the Point of Beginning.

Together with a common drive right-of-way easement for ingress and egress over and across the following described property: Commence at the NE corner of the above-described parcel thence N 01°22'44" W 60.00 feet; thence S 88°33'03" W 60.00 feet; thence S 01°22'44" E 60.00 feet; thence N 88°33'03" E 60.00 feet to the Point of Beginning.

LESS AND EXCEPT Lot 3, Darwin L. Perry Subdivision, a subdivision according to the plat thereof recorded in Plat Book #7, Page 121, public records of Columbia

County, Florida.

Tax Parcel Identification Number: 25-5S-15-00479-203

PARCEL THREE

Lot 3, Darwin L. Perry Subdivision, a subdivision according to the plat thereof recorded in Plat Book #7, Page 121, public records of Columbia County, Florida.

Parcel Three is subject to the equitable rights of Purchaser in that certain unrecorded Agreement for Deed dated July 29, 2003, by and between Darwin L. Perry, as Vendor, and Jose Medina, as Purchaser, as modified by Modification of Agreement for Deed dated May 21, 2007.


Tax Parcel Identification Number: 25-5S-15-00479-203

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, his heirs, and assigns, forever, in fee simple.


AND THE SAID Grantor, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, the day and year above written.


Signed, sealed and delivered
in the presence of:


Witness

BONNIE S. GREEN
(Print/type name)


Witness

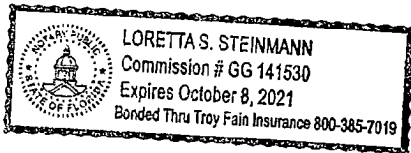
Loretta S. Steinmann
(Print/type name)

 (SEAL)
VELMA C. PERRY
as Personal Representative of
the Estate of DARWIN L. PERRY, also
known as DARWIN LEE PERRY

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4 day of March, 2021, by VELMA C. PERRY, as Personal Representative of the Estate of DARWIN L. PERRY, also known as DARWIN LEE PERRY, who is personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: