

After Recording Return to:
Tosha Morales
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266

This Instrument Prepared by:
Tosha Morales
Arcadia Abstract & Title Company, Inc.
20 West Oak Street
Arcadia, FL 34266
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
00-00-00-00566-000
File No.: 2022-31739

WARRANTY DEED

This Warranty Deed, Made the 19 day of December, 2022, by **Gwendolyn Dekle, un-remarried widow and surviving spouse of William Carlton Dekle, AKA W.C. Dekle, deceased**, whose post office address is: **328 SE Fawn Glen, Lake City, FL 32025**, hereinafter called the "Grantor", to **Donald W. Caruthers and Cheryl E. Caruthers, as husband and wife**, whose post office address is: **1900 Sandy Pine Drive, Punta Gorda, FL 33982**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Six Hundred Thousand Dollars and No Cents (\$600,000.00)** 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**, to wit:

LOT 50, SECTION 1, THREE RIVERS ESTATES, INC., a subdivision of a parts of Lots 1 and 4, Section 23, and a part of Lot 3, Section 26, Township 6 South, Range 15 East, Columbia County, Florida, as recorded in Plat Book 3, Page 53, in the Official Records of Columbia County, Florida.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 50 OF THREE RIVERS ESTATES, SECTION NO. 1, an unrecorded Plat compiled by B.G. Moore, dated February 28, 1956, Columbia County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of LOT 4 of the Northeast corner of the SW 1/4 of Section 23, Township 6 South, Range 15 East and run thence N 70°58' W, 345.4 feet to the East right-of-way of Ichetucknee Boulevard; thence run S 32°40' W, along said East line, 1196.9 feet; thence run S 08°21' W, along said East line, 401.6 feet; thence run S 27°08' W, along said East line, 1041.5 feet; thence run S 15°12' W, along said East line, 825.5 feet; thence run S 49°12' W, along said East line, 1010.5 feet; thence run N 40°48' W, on a perpendicular to said East right-of-way line, 100 feet to the West right-of-way of said Ichetucknee Boulevard for a Point of Beginning; thence run S 49°12' W, along said West right-of-way line, 100 feet; thence run N 40°48' W, on a perpendicular to said West right-of-way line, 428 feet, more or less, to the East water line of the Ichetucknee River; thence run Northeasterly along said water line, 105 feet, more or less; thence run S 40°48' E, on a perpendicular to said West right-of-way line, 406 feet, more or less, to the Point of Beginning. Said lands being a part of LOT 3, Section 26 and LOT 1, Section 27, Township 6 South, Range 15 East, Columbia County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 2022, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature] [Signature]
Printed Name: DAVID S HUGGINS Gwendolyn Dekle

Witness Signature: [Signature]
Printed Name: Judy Kay Chapman

State of Florida
County of COLUMBIA

The foregoing instrument was acknowledged before me this 19th day of December, 2022 by Gwendolyn Dekle, un-remarried widow and surviving spouse of William Carlton Dekle, AKA W.C. Dekle, deceased, who is/are personally known to me or has/have produced driver license(s) as identification.

[Signature] My Commission Expires: 01/11/2024
Notary Public Signature (SEAL)
Printed Name: Judy Kay Chapman

