

Prepared by and return to:
Kenneth Katona
1438 SW Coyote Circle
Fort White, FL 32038

This deed was given without the benefit
of a search or issuance of Title Insurance.

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made this 23rd day of October, 2020 by **Kenneth Katona and Sharon Katona**, Husband and Wife, whose address is 1438 SW Coyote Circle, Fort White, FL 32038, hereinafter called the Grantor, to **Kyle M. Katona**, A Married Man, whose address is 1438 SW Coyote Circle, Fort White, FL 32038, hereinafter called the Grantee. (Wherever 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).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in COLUMBIA County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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; and hereby 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 as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Abigail Edenfield
Witness Abigail Edenfield

Kenneth M Katona
Kenneth Katona

Regina Simpkins
Witness Regina Simpkins

Sharon Katona
Sharon Katona

STATE OF: FLORIDA

COUNTY OF: COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of October, 2020 by **Kenneth Katona and Sharon Katona**, who are personally known to me or have produced Drivers License as identification and who did not take an oath.

Regina Simpkins
Notary Public

Regina Simpkins
Printed Notary Name

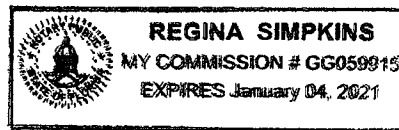


EXHIBIT "A"

A part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at a Rebar and Cap (P.L.S. 5757) marking the NW Corner of said NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30 and run S $89^{\circ}57'38''$ E, 30.07 feet to a concrete monument (P.L.S. 4303) and the Point of Beginning.; thence S $89^{\circ}58'31''$ E, 325.00 feet; thence S $00^{\circ}15'22''$ E, 200.00 feet; thence N $89^{\circ}58'31''$ W, 325.00 feet; thence N $00^{\circ}15'22''$ W, 200.00 feet to the Point of Beginning.

Together with a perpetual Non-exclusive Ingress and Egress Easement over and across the following land:

The North 30.00 feet of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the North 30.00 feet of the East 30.00 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the West 30.00 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the East 30.00 feet of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; the West 30.00 feet of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; the East 30.00 feet of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; all lying and being in Section 30, Township 5 South, Range 16 East, Columbia County, Florida.