

#46

Prepared by and return to:

Crystal L. Curran  
Alachua Title Services, LLC  
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Suite C  
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(386) 418-8183  
File No 21-056

Parcel Identification No 16-7S-16-04226-160

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 16th day of February, 2021 between Tedd Biddle and Martha Biddle, husband and wife, whose post office address is 62 Wildwood Road, Tolland, CT 06084, of the County of Tolland, State of Connecticut, Grantors, to James Robert McCall, Jr. and Tiffany Lee McCall, husband and wife, as joint tenants, whose post office address is 2441 Fairbanks Drive, Clearwater, FL 33764, of the County of Pinellas, 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:

Lot 60, Shiloh Ridge (unrecorded), being The SE 1/4 of the NE 1/4 of the SE 1/4, Section 16, Township 7 South, Range 16 East, Columbia County, Florida.

The West 30 feet of said lands being subject to an easement for ingress and egress. Together with and subject to an easement for ingress and egress over and across the following described property: A strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Commence at the Southeast corner of the SW 1/4 of the NE 1/4, Section 15, Township 7 South, Range 16 East, Columbia County, Florida and run thence South 89 degrees 03'48" West, 20.45 feet to the West line of Fry Road and to the Point of Beginning; thence continue South 89 degrees 03'48" West, 3952.99 feet to the East line of Section 16, Township 7 South, Range 16 East; thence South 89 degrees 06'19" West, 661.99 feet to reference point "C"; thence continue South 89 degrees 06'19" West, 1323.98 feet to reference point "D" and to the point of termination; Also begin at reference point "C" and run thence North 00 degrees 45'21" West, 701.45 feet to the radius point of a cul-de-sac having a radius of 50 feet and to the point of termination. Also begin at reference point "C" and run thence South 00 degrees 45'01" East, 1323.20 feet; thence South 00 degrees 44'52" East, 701.59 feet to the radius point of a cul-de-sac having a radius of 50 feet and to the point of termination. Also begin at reference point "D" and run thence North 00 degrees 46'46" West, 701.37 feet to the radius point of a cul-de-sac having a radius of 50 feet and to the point of termination. Also begin at reference point "D" and run thence South 00 degrees 46'12" East, 1323.42 feet; thence South 00 degrees 46'00" East, 701.68 feet to the radius point of a cul-de-sac having a 50 foot radius and to the point of termination.

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

**Subject to taxes** for 2020 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:

[Signature]  
WITNESS #1  
PRINT NAME Andrew Papsun

[Signature]  
Tedd Biddle

[Signature]  
WITNESS #2  
PRINT NAME Kristin Johnston

[Signature]  
Martha Biddle

STATE OF CT  
COUNTY OF Tolland

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 5 day of Feb, 2021, by Tedd Biddle and Martha Biddle.

[Signature]  
Signature of Notary Public Andrew Papsun  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: CTOL 137590811 and CTOL 157607425  
Martha Biddle Tedd Biddle

