

46

Consideration: \$340,000.00

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Felber, P.A.

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Gainesville, FL 32605

352-376-8201

File Number: 20-0895.7 KW

Recording	\$ 27.00
Stamps	\$ 2350.00
Intangible Tax	\$
Total	\$ 2407.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made on **September 16, 2020** between **Charles J. Duperly Jr. and Veronique Michele Duperly, husband and wife** whose post office address is **3431 Chaneyville Road, Owings, MD 20736**, grantor, and **Fred W. Joest and Kathleen B. Joest, husband and wife** whose post office address is **3464 SW County Road 138, Fort White, FL 32038**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: R04300-003

The Grantors hereby warrant that they have been continuously married from the acquisition of this property through the date of this transaction.

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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 **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kristen Lee Ward
Witness Name: Kristen Lee Ward

Charles J. Duperly, Jr. (Seal)
Charles J. Duperly, Jr.

DAVID E. MENET
Witness Name: DAVID E. MENET

Veronique Michele Duperly
Veronique Michele Duperly

State of Florida
County of ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of September, 2020 by Charles J. Duperly, Jr. and Veronique Michele Duperly, who are personally known or have produced a driver's license as identification.

[Notary Seal]



DAVID E. MENET
Notary Public

Printed Name: _____

My Commission Expires: _____

Exhibit A

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 138 (80 FOOT RIGHT OF WAY) FOR A POINT OF REFERENCE AND RUN NORTH 88 DEG. 09 MIN. 31 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 09 MIN. 31 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 00 DEG. 42 MIN. 03 SEC. EAST, PARALLEL WITH SAID WEST LINE OF SECTION 23, A DISTANCE OF 976.99 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89 DEG. 10 MIN. 44 SEC. WEST, ALONG SAID NORTH LINE, A DISTANCE OF 199.96 FEET; THENCE RUN NORTH 00 DEG. 42 MIN. 03 SEC. WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 973.43 FEET TO THE TRUE POINT OF BEGINNING.

AND:

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST WITH THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 138 (80 FOOT RIGHT OF WAY) FOR THE POINT OF REFERENCE AND RUN NORTH 88 DEG. 09 MIN. 31 SEC. EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEG. 09 MIN. 31 SEC. EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 00 DEG. 42 MIN. 03 SEC EAST, PARALLEL WITH SAID WEST LINE OF SECTION 23, A DISTANCE OF 973.43 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 89 DEG. 10 MIN. 44 SEC. WEST, ALONG SAID NORTH LINE, A DISTANCE OF 299.94 FEET; THENCE RUN NORTH 00 DEG. 42 MIN. 03 SEC. WEST, PARALLEL WITH SAID WEST LINE, A DISTANCE OF 968.08 FEET TO THE TRUE POINT OF BEGINNING.

Parcel Identification Number: R04300-003

