

Prepared by and return to:

Dana E. Hill, Esquire
Hill Law & Title, PLLC
230 Court Street SE
Live Oak, FL 32064
386-362-1900
File Number: 23-246

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Warranty Deed

This Warranty Deed made this 10 day of July, 2023 between **Mark A. Ryan and Laurie L. Ryan, husband and wife**, whose post office address is **1590 SW 115th Avenue, Davie, FL 33325**, grantor, and **Louis Anthony Sellitti, Jr., a single person**, whose post office address is **42769 Hwy 27, Davenport, FL 33837**, 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 Ninety-Nine Thousand and 00/100 Dollars (\$99,000.00) 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:

Lot 22 of Apalachee Trace (unrecorded)

Commence at the Northeast corner of the Southeast 1/4 of Section 3, Township 6 South, Range 16 East, Columbia County, Florida and run South 01 degrees 18 minutes 53 seconds East along the East line of said Section 3, a distance of 1097.29 feet; thence South 87 degrees 37 minutes 11 seconds West, 519.86 feet to a point on the Easterly end of a private road; thence North 02 degrees 22 minutes 49 seconds West along said Easterly end 30.00 feet to a point on the Northerly line of said private road; thence South 87 degrees 37 minutes 11 seconds West along said Northerly line 801.62 feet to the POINT OF BEGINNING; thence continue South 87 degrees 37 minutes 11 seconds West still along said Northerly line of a private road 421.46 feet to its intersection with said Easterly line of another private road; thence North 16 degrees 59 minutes 28 seconds West along Easterly line 556.03 feet; thence North 13 degrees 09 minutes 18 seconds East still along said Easterly line 397.00 feet; thence South 76 degrees 53 minutes 49 seconds East, 487.79 feet; thence South 01 degrees 18 minutes 53 seconds East, 790.46 feet to the POINT OF BEGINNING.

SUBJECT TO easements for utilities across the South 15.00 feet and the West 15.00 feet thereof.

TOGETHER WITH an easement for ingress and egress over and across the following land:

Begin at the Southeast corner of Section 3, Township 6 South, Range 16 East, Columbia County, Florida and run South 87 degrees 37 minutes 11 seconds West along the South line of said Section 3, a distance of 1738.09 feet to the POINT OF BEGINNING. Thence continue South 87 degrees 37 minutes 11 seconds West still along said South line 60.01 feet; thence North 01 degree 18 minutes 41 degrees West 1538.67 feet; thence North 16 degrees 59 minutes 28 seconds West, 584.29 feet; thence North 13 degrees 09 minutes 18 seconds East, 550.69 feet to a point on the South line of the Northeast 1/4 of said Section 3; thence continue North 13 degrees 09 minutes 18 seconds East, 876.90 feet; thence North 20 degrees 17 minutes 38 seconds East, 723.23 feet; thence North 77 degrees 08 minutes 31 seconds West 847.33 feet;

thence North 12 degrees 51 minutes 29 seconds East, 60.00 feet; thence South 77 degrees 08 minutes 31 seconds East, 855.16 feet; thence North 20 degrees 17 minutes 38 seconds East 403.70 feet; thence North 01 degrees 18 minutes 53 seconds West, 233.58 feet; thence North 88 degrees 41 minutes 07 seconds East, 60.00 feet; thence South 01 degrees 18 minutes 53 seconds East, 245.03 feet; thence South 20 degrees 17 minutes 38 seconds West, 1195.15 feet; thence South 13 degrees 09 minutes 18 seconds West, 101.23 feet; thence South 78 degrees 07 minutes 14 seconds East, 1153.18 feet; thence South 65 degrees 42 minutes 05 seconds East, 67.64 feet; thence South 24 degrees 17 minutes 55 seconds West, 60.00 feet; thence North 65 degrees 42 minutes 05 seconds West, 61.11 feet; thence North 78 degrees 07 minutes 14 seconds West, 1147.98 feet; thence South 13 degrees 09 minutes 18 seconds West, 695.30 feet to a point on the North line of the Southeast 1/4 of said Section 3; thence continue South 13 degrees 09 minutes 18 seconds West, 551.14 feet; thence South 16 degrees 59 minutes 28 seconds East, 556.03 feet; thence North 87 degrees 37 minutes 11 seconds East, 1223.08 feet; thence South 02 degrees 22 minutes 49 seconds East, 60.00 feet; thence South 87 degrees 37 minutes 11 seconds West, 1218.70 feet; thence South 01 degrees 18 minutes 41 seconds East, 1505.52 feet to the POINT OF BEGINNING.

Parcel Identification Number: 03-6S-16-03766-122

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, 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, 2022**.

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:

[Signature]
Witness Signature

Ken Hines
Witness Printed Name

[Signature]
Witness Signature

ROBERT JUHASZ
Witness Printed Name

[Signature]
Mark A. Ryan

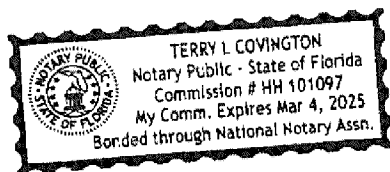
[Signature]
Laurie L. Ryan

State of Florida
County of BROWARD

The foregoing instrument was sworn to, subscribed, and acknowledged before me by means of physical presence, this
10 day of July, 2023 by Mark A. Ryan and Laurie L. Ryan, who,

☒ are personally known to me, or
☐ have produced LICENSE as identification
[check applicable box]

[Notary Seal]



[Signature]
Notary Public
Printed Name: TERRY L. COVINGTON
My Commission Expires: 3/4/2025