

BSG:lss
8795.01-24-101
8/23/2024

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

③

REC. \$ 27.00
DOC. .70
INT. 0
INDEX 0
CONSIDERATION Love & affection

Inst: 202412019306 Date: 09/06/2024 Time: 12:47PM
Page 1 of 3 B: 1522 P: 2718, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 4th day of Sept., 2024,
by TRACY A. DURANTY, joined by her husband, DAVID M. DURANTY, whose mailing
address is 554 SW Nugget Way, Lake City, Florida 32024, (hereinafter Grantor), to
TORIANNE E. FERENCZ, whose mailing address is 352 NW Hillsboro Street, Lake City,
Florida 32055, (hereinafter Grantee):

WITNESSETH:

That the said Grantor, for and in consideration of love and affection, does hereby
remise, release and quit-claim unto the said Grantee forever, all the right, title, interest,
claim and demand which the said Grantor has in and to the following described lot, piece
or parcel of land, situate, lying and being in the County of Columbia, State of Florida , to
wit:

The West 135.50 feet of the following: The S 1/2 of the S 1/2 of the SW 1/4
of the NW 1/4 of Section 11, Township 4 South, Range 15 East Columbia
County, Florida, LESS AND EXCEPT the West 670.24 Feet thereof.

TOGETHER WITH an easement for ingress, egress, and utilities over and across
the following described property: Begin at the NE corner of the West 1/2 of the NW
1/4 and run South 1980.00 feet; thence West 50.00 feet; run North 1980.00 feet;
run East 50.00 feet to the Point of Beginning.

ALSO TOGETHER with an easement of ingress, egress, and utilities over and across the East 30.00 feet of the N 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township 4 South, Range 15 East.

ALSO TOGETHER with an easement for ingress, egress, and utilities over and across the North 30.00 feet of the East 529.95 feet of the S 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township 4 South, Range 15 East.

Tax parcel ID No. A portion of 11-4S-15-00335-002

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

This deed is given to and accepted by Grantee subject to the lien of a mortgage given by Grantors to Terry M. Kelly dated August 24, 2024, recorded in Official Records Book 1522, Page 2711, pubic records of Columbia County, Florida.

N.B. Grantor, Tracy A. Duranty, is the mother of Grantee.

N.B. By executing or joining this deed, I, DAVID MICHAEL DURANTY, intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

{Signatures begin on next page}

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents

the day and year first above written.

Signed, sealed and delivered
in the presence of:

Bonnie S. Green

Witness
BONNIE S. GREEN

(Print/type name)

Address: 1241 South Marion Avenue
Lake City, FL 32025

Loretta S. Steinmann

Witness
Loretta S. Steinmann

(Print/type name)

Address: 1241 South Marion Avenue
Lake City, FL 32025

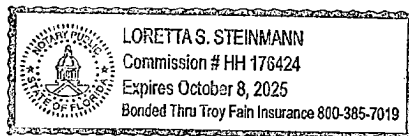
Tracy A. Duranty (SEAL)
TRACY A. DURANTY

David M. Duranty (SEAL)
DAVID M. DURANTY

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of September, 2024, by TRACY A. DURANTY and MICHAEL M. DURANTY, wife and husband, who are personally known to me or produced FL DRIVERS LICENSE as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: