

Recording requested by:
Steve Johnson
Realty Title, Inc.
35 Knight Boxx Road, Suite 2
Orange Park, FL 32065

After Recording Return To:
Renee Sari Perry and Loel Barclay Allen
624 Rocille Glen Lane
Fort White, FL 32038

File Number: 13172
Parcel ID: 22-7S-16-04284-000 (22659)

Warranty Deed

Know All Men By These Presents that on this 3rd day of January, 2023, **K. Gerald Allen**, (henceforth referred to as "Grantor") of **21 Dogwood Avenue, Jasper, GA 30143**, for consideration paid, grant to **Renee Sari Perry, an unmarried woman, and Loel Barclay Allen, an unmarried man, as joint tenants with right of survivorship**, (henceforth referred to as "Grantee") of **624 Rocille Glen Lane, Fort White, FL 32038**, with **WARRANTY COVENANTS**:

PARCEL B (by this surveyor)

A Parcel of land lying in Section 22, Township 7 South, Range 16 East, Columbia County, Florida, being a portion of the lands described in Official Records Book 1164, Page 1578 of the Public Records of said Columbia County, and being more particularly described as follows:

Commence at the Northeast corner of said Section 22 for the Point of Reference; thence run North 88 degrees 12 minutes 28 seconds West, along the North line of said Section 22, a distance of 1325.53 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 22 and the Northeast corner of said lands described in Official Records Book 1164, Page 1578; thence continue North 88 degrees 12 minutes 28 seconds West, along said North line of Section 22 and along the North line of said lands, a distance of 1155.34 feet; thence run South 00 degrees 49 minutes 36 seconds West, along the Northerly line of said lands, a distance of 97.91 feet; thence run South 85 degrees 47 minutes 50 seconds West, along the Northerly line of said lands, a distance of 510.51 feet to the Point of Beginning, thence continue South 85 degrees 47 minutes 50 seconds West, along said Northerly line, a distance of 68.00 feet; thence run North 09 degrees 12 minutes 10 seconds West, along said Northerly line, a distance of 161.28 feet to said North line of Section 22; thence run North 88 degrees 12 minutes 28 seconds West, along the North line of said lands and along said North line of Section 22, a distance of 891.21 feet to the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 22 and the Northwest corner of said lands; thence run South 01 degrees 54 minutes 26 seconds West, along the West line of said Northeast 1/4 of the Northwest 1/4 and along the West line of said lands, a distance of 663.49 feet to the Southwest corner of said lands; thence run South 88 degrees 12 minutes 14 seconds East, along the South line of said lands, a distance of 1040.00 feet; thence run North 03 degrees 40 minutes 43 seconds West, a distance of 514.69 feet to the Point of Beginning.

Together with and subject to an easement for ingress and egress lying in section 15, township 7 south, range 16 East, Columbia county, Florida, and lies 30.00 feet to the right of the following described line: begin at the Northwest corner of the NE 1/4 of the NW 1/4 of section 22, township 7 south, range 16 East, said corner also being the Southwest corner of the SE 1/4 of the SW 1/4 of section 15, township 7 south, range 16 East, and run North 01°35'48" East, along the West line of said SE 1/4 of the SW 1/4, a distance of 661.72 feet; thence South 88°13'36" East, a distance of 2658.76 feet to the point of termination and being on the East line of the SW 1/4 of the SE 1/4 and within the county maintained right of way of S.W. Fry road. Said easement is to extend or contract as needed to create the boundaries thereof.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

WARRANTY DEED

In Witness Whereof, **K. Gerald Allen**, the said **Grantor**, hereunto set by hands and seals this 3rd day of January, 2023.

Witness Sign

Witness Print

Witness Sign

Witness Print


K. Gerald Allen

STATE OF ~~FLORIDA~~ Georgia **BLA 1-3-23**
COUNTY OF ~~CLAY~~ Pickens

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3rd day of January, 2023, by K. Gerald Allen.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Bruce L Ashman
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 05/19/2026

Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: GA Driver's License

WARRANTY DEED