

BSG:iss  
8957.01-24-011  
2/8/2024

REC. \$ 35.50  
DOC. 1470 00  
INT. 9  
INDEX 9  
CONSIDERATION \$ 210,000 00

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

The preparer of this instrument has not been  
provided with a survey to show the  
quantity of lands included or the location of  
the boundaries and has prepared this  
document without the benefit of a survey

Inst: 202412002980 Date: 02/16/2024 Time: 4:54PM  
Page 1 of 4 B: 1508 P: 679, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy ClerkDoc Stamp-Deed: 1470.00

### WARRANTY DEED

THIS WARRANTY DEED made this 10th day of February, 2024, by  
BRANDON L. WATKINS, a married man, whose mailing address is 22 Proctor Road,  
Eldred, New York 12732, joined by his wife, MARGARET MROZ, whose mailing address  
is 22 Proctor Road, Eldred, New York 12732, hereinafter called the Grantor, to SHAWN  
GRADY and BETH E. GRADY, husband and wife, whose mailing address is 182 SW  
Amistad Glen, Lake City, Florida 32025, hereinafter called the Grantee:

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)  
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,  
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the  
Grantee, all that certain land situate in Columbia County, Florida, viz:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF NW 1/4 OF SECTION 20,  
TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND

RUN N 1 DEGREES 20'24"W ALONG THE WEST LINE OF SAID SE 1/4 OF NW 1/4, 531.32 FEET; THENCE N 87 DEGREES 58'19"E 738.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 87 DEGREES 58'19"E 184.50 FEET; THENCE N 1 DEGREES 20'24"W 236.17 FEET; THENCE S 87 DEGREES 56'21"W 184.50 FEET; THENCE S 1 DEGREES 20'24"E 236.07 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR RIGHT OF WAY PURPOSES OVER AND UPON THE LANDS DESCRIBED AS FOLLOWS: A STRIP OF LAND 30.00 FEET IN WIDTH, BEING 30.00 FEET NORTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NW 1/4 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN S 88 DEGREES 02'15"W, 78.65 FEET TO THE WEST RIGHT OF WAY LINE OF S.R. # 131, RUN THENCE N 0 DEGREES 38'15"W, 321.64 FEET; THENCE N 1 DEGREES 28'35"W, 447.59 FEET TO THE POINT OF BEGINNING OF SAID LINE; RUN THENCE S 87 DEGREES 56'21"W, 738.15 FEET TO THE POINT OF TERMINATION OF SAID LINE.

Parcel Number: 20-4S-17-08606-013

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.

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, 2023.

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:

Erin EA Jennings

Witness

ERIN EA JENNINGS

(Print/type name)

Address: 22 PROCTOR  
Road

Eldred NY 12732

Brandon L. Watkins (SEAL)

BRANDON L. WATKINS

Karl Jorg

Witness

KARL JOHNSON

(Print/type name)

Address: 2752 State Rd 42  
Fairless Springs PA 12777

STATE OF NEW YORK

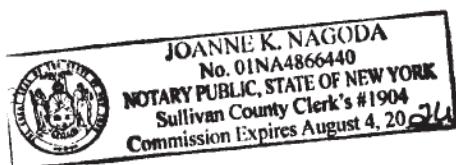
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 12<sup>th</sup> day of February, 2024, by  
BRANDON L. WATKINS, who is personally known to me or produced  
Driver's License identification.

(NOTARIAL  
SEAL)

Joanne K. Nagoda  
Notary Public, State of New York  
Aug 4, 2024

My Commission Expires:



Signed, sealed and delivered  
in the presence of:

Erin E A Jennings  
Witness  
Erin Jennings  
2d Proctor Road  
(Print/type name)

Margaret Mroz (SEAL)  
MARGARET MROZ

Address: Eldred NY 12732

Mark Johnson  
Witness

Karen Johnson  
(Print/type name)  
Address: 2752 St Rd 42  
Perception Dury AR 12777

STATE OF New York

COUNTY OF Sullivan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 10 day of February, 2024, by MARGARET MROZ, who is personally known to me or produced Drivers License as identification.

(NOTARIAL  
SEAL)

Joanne K. Nagoda  
Notary Public, State of  
New York

My Commission Expires:

