

Prepared by and return to:

Macy McRae
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025

File No 2024-1971

Parcel Identification No 03-4S-17-07571-008

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **23rd day of December, 2024** between **Justin F. Waltrip**, whose post office address is 22609 Northwest 198th Terrace, High Springs, FL 32643, of the County of Alachua, Florida, Grantor, to **Davin S. Schuck, a single man**, whose post office address is 108 Southeast Buck Glen, Lake City, FL 32025, of the County of Columbia, Florida, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. \$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, Florida, to-wit:

A parcel of land lying in the Northwest 1/4 of Section 3, Township 4 South, Range 17, East, Columbia County, Florida, explicitly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 3, for the Point of Beginning;

Thence on the East boundary of the Northwest 1/4 of said Section 3, South 00°48'28" East, a distance of 239.93 feet; thence South 89°48'17" West, a distance of 432.39 feet; thence North 00°48'28" West, a distance of 239.94 feet; thence South 89°48'17" West, a distance of 181.58 feet; thence North 00°48'28" West, a distance of 121 feet, more or less, to the centerline of a creek; thence meander Northeasterly along said centerline 347 feet, more or less, to a Point "A".

Begin again at the Point of Beginning, thence on the East boundary of aforesaid Northwest 1/4, North 00°48'28" West, a distance of 135.46 feet; thence North 89°08'47" West, a distance of 195.35 feet, thence North 47°00'08" West, a distance of 200 feet, more or less, to aforesaid Point "A".

Together with the right of ingress and egress over and across the East 50.00 feet of the South 196.00 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 3, Township 4 South, Range 17 East.

THE ABOVE DESCRIBED PROPERTY IS NOT NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

M. Wells
WITNESS
PRINT NAME: Christy Wells
Mary McRae
WITNESS
PRINT NAME: Mary McRae

Justin F. Waltrip
Justin F. Waltrip
182 S. Marion Ave.
Lake City, FL 32025
WITNESS 1 ADDRESS
182 S. Marion Ave.
Lake City, FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 23 day of December, 2024, by Justin F. Waltrip.

Mary McRae
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: ☐
Type of Identification Produced: _____



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025