

Prepared by and return to:

Sherra Gurman  
U.S. Title  
2622-B2 Northwest 43rd Street  
Gainesville, FL 32606  
(352) 372-7000  
File No UG-18262

Parcel Identification No 05-6S-17-09607-204

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 8th day of May, 2024 between Lindsey Kranson and David Kranson, wife and husband, whose post office address is 17380 Northwest 172nd Avenue, Alachua, FL 32615, of the County of Alachua, State of Florida, Grantors, to Carl Michael Hedrick and Amanda Lynn Hedrick, husband and wife, whose post office address is 965 Lambert Avenue, Flagler Beach, FL 32136, of the County of Flagler, State of Florida, Grantees:**

**Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:**

Parcel D, Melissa's Secret Gardens Unit 2, Unrecorded: Commence at the Northeast corner of the Northwest 1/4 of Section 5, Township 6 South, Range 17 East, Columbia County, Florida and run thence South 00 degrees 18 minutes 08 seconds West, along the East line of said Northwest 1/4, 2202.03 feet; thence South 89 degrees 53 minutes 09 seconds West, 18.35 feet to the Point of Beginning; thence continue South 89 degrees 53 minutes 09 seconds West, 562.75 feet; thence North 00 degrees 33 minutes 59 seconds East, 614.51 feet to a point on a cul-de-sac being a point on a curve of a curve to the left having a radius of 60.00 feet, an included angle of 141 degrees 04 minutes 13 seconds a chord distance of 113.14 feet and a chord bearing of North 20 degrees 42 minutes 43 seconds East; thence Northeasterly along the arc of said curve for all arc distance of 147.73 feet to the Point of a Reverse Curve of a curve to the right having a radius of 25.00 feet, an included angle of 48 degrees 55 minutes 42 seconds, a chord distance of 20.71 feet and a chord bearing of North 25 degrees 21 minutes 32 seconds West; thence Northwesterly along the arc of said curve for an arc distance of 21.35 feet to the Point of a Reverse Curve of a curve to the left having a radius of 330.00 feet, an included angle of 23 degrees 15 minutes 54 seconds, a chord distance of 133.08 feet and a chord bearing of North 12 degrees 31 minutes 38 seconds West; thence Northwesterly along the arc of said curve for an arc distance of 134.00 feet; thence South 89 degrees 13 minutes 14 seconds East, 566.15 feet; thence South 00 degrees 46 minutes 46 seconds West, 860.19 feet to the Point of Beginning. Also known as Parcel D, of Melissa's Secret Gardens Unit 2 Unrecorded.

Together with and subject to an easement for ingress and egress over the following described land: A Parcel of land being 60.00 feet wide and being 30.00 feet to the right and 30.00 feet to the left of the following described line: Commence at the Northwest corner of Section 5, Township 6 South, Range 17 East, Columbia County, Florida, and run thence South 89 degrees 32 minutes 21 seconds East, along the North line 40.00 feet to the East right of way of State Road #131; thence South 00 degrees 22 minutes 40 seconds West along said right of way, 612.00 feet to the Point of Beginning of said line; thence North 89 degrees 47 minutes 20 seconds East 798.23 feet to a Point of Curve of a curve to the right having a radius of 500.00 feet and an included angle of 31 degrees 38 minutes 36 seconds; thence Southeasterly along the arc of said curve for an arc distance of 276.14 feet to the Point of Reverse Curve having a radius of 500.00 feet and an included angle of 63 degrees 17 minutes 12 seconds; thence Southeasterly then Easterly then Northeasterly along the arc of said curve for an arc distance of 552.28 feet to the Point of Reverse Curve having a radius of 500.00 feet and a total included angle of 15 degrees 49 minutes 18 seconds; thence Northeasterly along the arc of said curve for an arc distance of 138.07 feet to a point herein known as Point "A"; thence continue along said curve having a radius of 500.00 feet and an included angle of 15 degrees 49 minutes 18 seconds; thence Northeasterly along the arc of said curve for an arc distance of 138.07 feet to the end of said curve; thence South 88 degrees 38 minutes 33 seconds East, 752.42 feet to the East line of the Northwest 1/4 of said Section 5 and the Point of Termination of said line; thence begin at previously said Point "A" and run thence South 14 degrees 27 minutes 51 seconds East, 424.94 feet to the Point of Curve of a curve to the left having a radius of 300.00 feet and an included angle of 28 degrees 05 minutes 40 seconds; thence Southeasterly along the arc of said curve for an arc distance of 147.10 feet, thence South 42 degrees 33 minutes 30 seconds East, 85.59 feet to the Point of Curve of a curve to the right having a radius of 300.00 feet and an included angle of 42 degrees 26 minutes 39 seconds; thence Southeasterly then

Southerly along the arc of said curve for an arc distance of 222.24 feet; thence South 00 degrees 06 minutes 51 seconds East, 60.00 feet to the Point of Termination, said point being the radius point of a 60 foot cul-de-sac having 25.00 foot tangent returns.

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

Subject to taxes for 2023 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Sherra Gorman  
Witness #1 Signature

Sherra Gorman  
Witness #1 Printed Name

2022-B2 NW 43rd St.  
Gainesville, FL 32606

Witness #1 Address

Carlene Cross  
Witness #2 Signature

Carlene Cross  
Witness #2 Printed Name

2022-B2 NW 43rd St.  
Gainesville, FL 32606

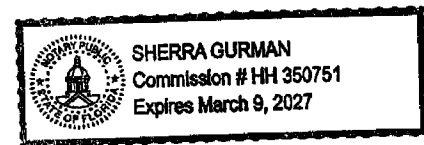
Witness #2 Address

STATE OF FLORIDA COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 7 day of May, 2024, by Lindsey Kranson.

Sherra Gorman  
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

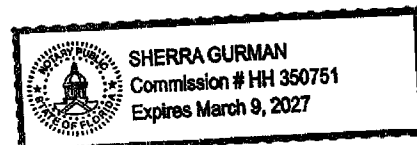
Produced: FLDL

STATE OF FLORIDA COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 7 day of May, 2024, by David Kranson.

Sherra Gorman  
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced: FLDL