

Prepared by and return to:

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File Number: 23-115D

Portion of Parcel Identification No. 01-6S-15-00490-007

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Warranty Deed

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

This Indenture made this 20th day of April, 2023 between Joseph Bruce Dicks, a married man, and Julie Ann Bielling, a married woman, both Individually and as Trustees of The Residuary Family Trust created under Article V of the Last Will and Testament of Lottie M. Dicks, deceased whose post office address is 149 SW Lucille Court, Lake City, FL 32024 of the County of Columbia, State of Florida, grantor*, and Larry Long Huynh and Terry Mai Nguyen, Husband and Wife whose post office address is 1502 SW Wilson Springs Road, Fort White, FL 32038 of the County of Columbia, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

PARCEL 1:

A PARCEL OF LAND LYING AND BEING IN SW 1/4 OF THE NE 1/4, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4, AND RUN THENCE NORTH 00 DEG. 19 MIN. 52 SEC. WEST, ALONG THE WEST LINE OF SAID SW 1/4 OF NE 1/4, A DISTANCE OF 629.23 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEG. 19 MIN. 52 SEC. WEST, ALONG THE SAID WEST LINE, A DISTANCE OF 374.38 FEET; THENCE NORTH 89 DEG. 51 MIN. 48 SEC. EAST, TO WESTERLY (COUNTY MAINTAINED) RIGHT OF WAY OF SW YALE TERRACE; THENCE SOUTH 15 DEG 25 MIN. 55 SEC. EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 87.07 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF CORVE HAVING A RADIUS OF 225 FEET, A CENTRAL ANGLE OF 22 DEG. 37 MIN. 26 SEC., A ARC DISTANCE OF 88.84 FEET, A CHORD BEARING OF SOUTH 04 DEG. 07 MIN. 12 SEC. EAST, AND CHORD DISTANCE OF 88.27 FEET, ALONG SAID WESTERLY RIGHT OF WAY, THENCE SOUTH 07 DEG. 11 MIN. 31 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 203.24 FEET; THENCE SOUTH 03 MIN. 59 MIN. 40 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 170.60 FEET; THENCE SOUTH 89 DEG. 36 MIN. 43 SEC. WEST, A DISTANCE OF 619.09 FEET, THENCE NORTH 26 DEG. 51 MIN. 03 SEC. WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SW SPRUCE RD, A DISTANCE OF 145.49 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:

A PARCEL OF LAND LYING AND BEING IN SW 1/4 OF THE NE 1/4, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4, AND RUN THENCE NORTH 00 DEG. 19 MIN. 52 SEC. WEST, ALONG THE WEST LINE OF SAID SW 1/4 OF NE 1/4, A DISTANCE OF 1003.61 FEET; THENCE NORTH 89 DEG. 51 MIN. 48 SEC. EAST, A DISTANCE OF 721.02 FEET TO EASTERLY (COUNTY MAINTAINED) RIGHT OF WAY OF SW YALE TERRACE, AND THE POINT OF BEGINNING; THENCE SOUTH 19 DEG. 54 MIN. 22 SEC. EAST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 72.78 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF CURVE HAVING A RADIUS OF 215 FEET, A CENTRAL ANGLE OF 27 DEG. 19 MIN. 34 SEC., AN ARC DISTANCE OF 102.54 FEET, A CHORD BEARING OF SOUTH 06 DEG. 14 MIN. 35 SEC. EAST, AND CHORD DISTANCE OF 101.57 FEET, ALONG SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 07 DEG. 25 MIN. 12 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 209.95 FEET; THENCE SOUTH 04 DEG. 23 MIN. 19 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 124.25 FEET; THENCE NORTH 89 DEG. 36 MIN. 43 SEC. EAST, A DISTANCE OF 569.95 FEET; THENCE NORTH 00 DEG. 26 MIN. 03 SEC. EAST, A DISTANCE OF 498.99 FEET; THENCE SOUTH 89 DEG. 51 MIN. 48 SEC. WEST, A DISTANCE OF 565.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHTS OF WAY OF SW YALE TERRACE AND SW SPRUCE ROAD.


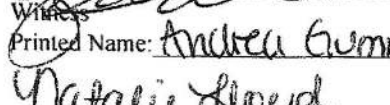
Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

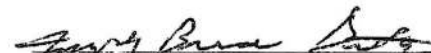
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

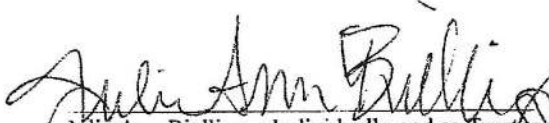
Signed, sealed and delivered in our presence:


Witness
Printed Name: Andrew Gumminger

Witness
Printed Name: Natalie Lloyd


Joseph Bruce Dicks, Individually and as Trustee of The
Residuary Family Trust created under Article V of the Last
Will and Testament of Lottie M. Dicks, deceased


Witness
Printed Name: Andrea Gumminger

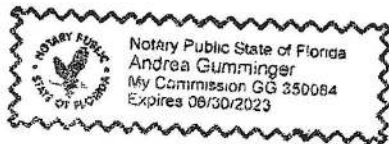
Natalie Lloyd
Witness
Printed Name: Natalie Lloyd

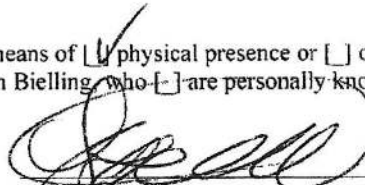

Julie Ann Bielling, , Individually and as Trustee of The
Residuary Family Trust created under Article V of the Last
Will and Testament of Lottie M. Dicks, deceased

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
20th day of April, 2023 by Joseph Bruce Dicks and Julie Ann Bielling, who ☐ are personally known or ☒ have produced
drivers' licenses as identification.

[Seal]




Notary Public
Print Name: Andrea Gumminger
My Commission Expires: 06/30/2023