

Prepared by and return to:

Macy McRae
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025
(386) 292-0849
File No 2024-1936

Parcel Identification No 16-3S-16-02161-014

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM SECTION 689.02, F.S.)

This indenture made the 24th day of October, 2024 between Patrick E. Parnell, a single man, whose post office address is 1382 Northwest Nash Road, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantor, to Paul Aronson, a single man, whose post office address is 8883 West US Highway 90, Lot 95, Lake City, FL 32055, of the County of Columbia, State of 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 Sections 16 and 21, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 16 and run North 02°09'46" West, 289.26 feet to the South right-of-way line of NW Nash Road; thence South 84°42'52" West, along said right-of-way line, 130.57 feet to a point of non-tangent curve to the right, having a radius of 1,747.02 feet and an included angle of 9°30'35"; thence run Westerly along the arc of said curve an arc distance of 289.96 feet, said curve being subtended by a chord bearing and distance of South 87°21'43" West, 289.63 feet; thence South 02°09'46" East, 519.75 feet; thence North 87°58'50" East, 419.40 feet; thence North 02°01'10" West, 241.06 feet to the Point of Beginning.

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

Subject to taxes for 2024 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 covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Macy McRae 182 S. Marion Ave. Lake City, FL 32025
WITNESS PRINT NAME: Macy McRae Patrick E. Parnell


Christy Wells 182 S. Marion Ave. Lake City, FL 32025
WITNESS PRINT NAME: Christy Wells

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 24 day of October, 2024, by Patrick E. Parnell.

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

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: DL

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

JEFF HAMPTON, CFE

PROPERTY APPRAISER – COLUMBIA COUNTY, FLORIDA



January 9, 2025

Paul Aronson
8883 W US Highway 90
Lot 95
Lake City, FL 32055
Re: parce02161-014

Dear Mr. Aronson,

Enclosed please find a copy of the Warranty Deed, recorded in Official Record Book 1529, Page 1569, filed in Columbia County, Florida. Based on our preliminary review, it appears that there may be a potential issue regarding the legal description.

Our office wanted to bring this to your attention. It may be appropriate to attempt to have this issue resolved.

If you have any questions, please feel free to contact me at 386-758-1089 or Candace@ccpafl.com.

Sincerely,

Candace Masters
GIS/Mapping Department

Enc: