

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7929SW
Parcel Identification No Parent Parcel 14-6S-16-03818-305

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 20 day of June, 2024 between **Holly Chopie, an unmarried Widow**, whose post office address is 172 SW Pathfinder Glen, Ft. White, FL 32038, of the County of Columbia, Florida, Grantor, to **William J. Chopie, IV, a Single Man**, whose post office address is 172 SW Pathfinder Glen, Ft. White, FL 32038, 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 County, Florida, to-wit:

LOT 5-B, BEING A PORTION OF LOT 5 OF DUDLEY ESTATES, AN UNRECORDED SUBDIVISION, TO WIT:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.00 DEG. 18'58"E, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1321.90 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 14, ALSO BEING A POINT ON THE CENTERLINE OF A 60 FOOT INGRESS/EGRESS EASEMENT, THENCE S.89 DEG. 13'48"W, ALONG THE NORTH LINE OF SAID SOUTH 1/2 AND SAID EASEMENT CENTERLINE, 1392.87 FEET TO THE POINT OF BEGINNING, THENCE S.02 DEG. 11'25"E, 668.72 FEET, THENCE S.89 DEG.11'47"W. 662.88 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF OLD WIRE ROAD, THENCE RUN NORTHEASTERLY ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE, 671 FEET, MORE OR LESS TO SAID NORTH LINE AND THE CENTERLINE OF A 60 FOOT INGRESS/EGRESS EASEMENT, THENCE N. 89 DEG. 13'48"E, ALONG SAID NORTH LINE AND SAID EASEMENT CENTERLINE, 665.17 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 00 DEG.18'58" E ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 1321.90 FEET TO THE NORTHEAST CORNER OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 14; THENCE S 89 DEG. 13'48" W ALONG THE NORTH LINE OF SAID S 1/2 OF THE NE 1/4, BEING ALSO THE CENTERLINE OF A 60 FOOT INGRESS/EGRESS EASEMENT A DISTANCE OF 1392.87 FEET TO THE POINT OF BEGINNING; THENCE S 02 DEG. 11'25" E 333.39 FEET; THENCE S 89 DEG.13'48" W PARALLEL WITH THE NORTH LINE OF SAID S 1/2 OF THE NE 1/4 A DISTANCE OF 641.73 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD WIRE ROAD (A COUNTY MAINTAINED ROAD); THENCE NORTHERLY ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF OLD WIRE ROAD (A COUNTY

MAINTAINED ROAD) 335 FEET, MORE OR LESS TO A POINT ON THE NORTH LINE OF SAID S 1/2 OF THE NE 1/4; THENCE N 89 DEG.13'48" E ALONG SAID NORTH LINE, BEING ALSO THE CENTERLINE OF A 60 FOOT INGRESS/EGRESS EASEMENT 665.17 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 5-A.

ALSO, LESS AND EXCEPT EXISTING RIGHT-OF-WAY FOR SW OLD WIRE ROAD.

GRANTOR, HOLLY CHOPIE, IS THE MOTHER OF GRANTEE, WILLIAM J. CHOPIE, IV HEREIN.

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 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:*

Jessica Moore
Witness:
Address: Jessica D. Moore
426 SW Commerce Dr.#145

Lake City, FL 32025

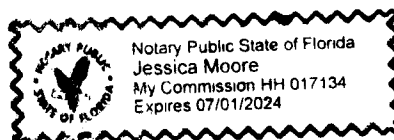
Savannah H. Raulerson
Witness:
Address: Savannah H. Raulerson
426 SW Commerce Dr.#145
Lake City, FL 32025

Holly Chopie
Holly Chopie

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization this 20 day of June, 2024, by Holly Chopie who has provided DL as identification

Jessica Moore
Signature of Notary Public



Warranty Deed