

Prepared By and Return To:  
Deas Bullard Properties, LLP  
672 East Duval Street  
Lake City, Florida 32055

Inst: 202412021910 Date: 10/18/2024 Time: 3:26PM  
Page 1 of 3 B: 1525 P: 1248, James M Swisher Jr, Clerk of Court  
Columbia County, By: *OA AH*  
Deputy ClerkDoc Stamp-Deed: 0.70

## WARRANTY DEED

This Warranty Deed made this 18 nd day of October 2024 by Deas-Bullard Properties, LLP, a Florida limited liability partnership, hereinafter referred to as Grantor, to Dezso J. Baksay, whose post office address is 472 SW Pathfinder Glen, Ft. White, FL 32038 hereinafter referred to as the Grantee.

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida. Parcel Identification Number 14-6S-16-03818-224

**Lot # 24"A" Dudley Estates, an unrecorded Subdivision in Sections 13 and 14, Township 6 South, Range 16 East, Columbia County, Florida.**

**See Schedule "A" for legal description**

N.B.: This Warranty Deed is given in full satisfaction of that certain Contract For Deed dated February 3, 2006, and recorded on December 27, 2006 in Official Records Book 1105, Page 2455, public records of Columbia County, Florida; as assigned to Capitol Resources Financial Group, LLC on February 23, 2012 and recorded February 27, 2012 in Official Records Book 1230, Page 1060, public records of Columbia County; and further reassigned back to Shirley Bennett on July 23, 2013 and recorded July 25, 2013 in Official Records Book 1258, Page 1824, public records of Columbia County; further assigned to Landmart & Associates Financial Group, LLC on March 31, 2014 and recorded March 31, 2014 in Official Records Book 1271, Page 2414 public records of Columbia County; and lastly assigned to Deas Bullard Properties, LLP on December 7, 2015 and recorded December 7, 2015 in Official Records Book 1305, Page 1456 public records of Columbia County; further modified May 7, 2018, and recorded May 7, 2018, in Official Records Book 1359, Page 1034 public records of Columbia County.

Documentary stamps paid at time of recording Contract For Deed.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except as noted above and taxes accruing subsequent to December 31, 2023.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

DEAS BULLARD PROPERTIES, a Florida limited  
liability partnership

L.S.

By: Martha Jo Khachigan, Partner

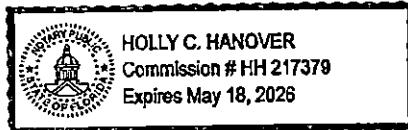
Witness: Holly C. Hanover  
1910 SW Hwy 47 South, Lake City FL 32025

Witness: Richard C. Lane, Sr.  
Lake City, FL 32025  
421 SW Harmony Ln.

State of Florida  
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Martha Jo Khachigan, Partner, on behalf of Deas Bullard Properties, a Florida limited liability partnership. She is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same.

2024. WITNESSES my hand and official seal in the County and State last aforesaid this 18 day of October



Holly C. Hanover  
Notary Public, State of Florida

Holly C. Hanover  
Notary Public, State of Florida

**Notary Public, State of Florida**

My Commission Expires: 5

### My Commission Expires.

5-18-26

## SCHEDULE "A"

Dudley Estates, an unrecorded subdivision in Section 13, Township 5 South, Range 16 East, Columbia County, Florida

### Legal Description of 24A Dudley Estates:

The East  $\frac{1}{2}$  of lot 24 Dudley Estates, known as Parcel 24 "A" Dudley Estates Commence at the Northeast corner of Section 14, Township 6 South, Range 16 East, Columbia County, Florida and run thence S.  $00^{\circ}18'58''$  E., along the East line of said Section 14, 1321.90 feet to the Northeast corner of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of said Section 14, being also a point on the centerline of a 60 foot easement for ingress and egress and the POINT OF BEGINNING, thence continue S. $00^{\circ}18'58''$  E along said East line of Section 14, 660.95 feet, thence S.  $88^{\circ}39'52''$  W., 729.51 feet, thence N.  $00^{\circ}18'58''$  W., 668.16 feet to the North line of said South  $\frac{1}{2}$  of Northeast  $\frac{1}{4}$  also being the centerline of a 60 foot easement for ingress and egress, thence N.  $89^{\circ}13'48''$  E., along said North line and said centerline of easement, 729.51 feet to the POINT OF BEGINNING. Parcel 24 "B" of Dudley Estates contains 5.0 acres more or less. Said lands being subject to an easement for ingress and egress along the North 30 feet thereof.