



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 9/20/2024 Meeting Date: 10/3/2024

Department: Zoning Department

1. Nature and purpose of agenda item:

Deed 1.02 acre to daughter, Torianne Ferencz

2. Recommended Motion/Action:

Approve SFLP24 0905

3. Fiscal impact on current budget.

This item has no effect on the current budget.

THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE BOARD OF
COUNTY COMMISSIONERS ON
10/3/2024



Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SFLP 5FLP 24098
Application Fee \$50.00
Receipt No. 768188
Filing Date 9-17-2024
Completeness Date 10-3-2024

L7096

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Tracy A. Duranty
- Address of Subject Property: 554 SW Nugget Way Lake City, FL
- Parcel ID Number(s): 17-45-15-00335-002
- Future Land Use Map Designation: A3
- Zoning Designation: Ag Structure - 3
- Acreage of Parent Parcel: 5 acres
- Acreage of Property to be Deeded to Immediate Family Member: 1.02 acre
- Existing Use of Property: Residential
- Proposed use of Property: Homesite
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Torriane Ferencz

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Tracy Duranty Title: _____

Company name (if applicable): _____
Mailing Address: 554 SW Nugget Way
City: Lake City State: FL Zip: 32024
Telephone: 884 847391 Fax: () _____ Email: tdad0420@aol.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*,

Property Owner Name (title holder): _____
Mailing Address: _____

City: _____ State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.
*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.



C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Tracy A. Duvarty
Applicant/Agent Name (Type or Print)

Tracy A. Duvarty
Applicant/Agent Signature

Date

COLUMBIA COUNTY

Property Appraiser

Parcel 11-4S-15-00335-002 <https://search.ccpafl.com/parcel/00335002154S11>
554 SW NUGGET WAY

Owners

DURANTY TRACY A
554 SW NUGGET WAY
LAKE CITY, FL 32024

Legal Description

S1/2 OF S1/2 OF SW1/4 OF NW1/4 EX THE WEST
670.24 FT.

QC 1293-2728, QC 1464-1583, QC 1465-64,
AG 1478-1186, AG 1480-291,

Use: 0200: MOBILE HOME
Subdivision: DIST 3





Kyle Keen, Tax Collector
Proudly Serving The People of Columbia County

Site Provided by...
aumentumtech.com
1.11

Tax Record

Print

Account Number
1 of 1

Last Update: 7/31/2024 9:31:11 AM EDT

Details
Tax Record

- » Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**
- Change of Address

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number	Tax Type	Tax Year
R00335-002	REAL ESTATE	2023

Mailing Address
DURANTY TRACY A
201 JUSTIN AVENUE
BENNINGTON VT 05201

Property Address
554 NUGGET LAKE CITY

GEO Number
114S15-00335-002

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail
NO EXEMPTIONS
003
Legal Description (click for full description).
11-4S-15 0200/02005.01 Acres S1/2 OF S1/2 OF SW1/4 OF NW1/4 EX THE WEST
670.24 FT. QC 1293-2728, QC 1464-1583, QC 1465-64, AG 1478-1186, AG
1480-291,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	47,080	0	\$47,080	\$367.93
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	47,080	0	\$47,080	\$35.21
LOCAL	3.2170	47,080	0	\$47,080	\$151.46
CAPITAL OUTLAY	1.5000	47,080	0	\$47,080	\$70.62
SUMANEE RIVER WATER MGT DIST	0.3113	47,080	0	\$47,080	\$14.65
LAKE SHORE HOSPITAL AUTHORITY	0.0001	47,080	0	\$47,080	\$0.01
Total Millage	13.5914	Total Taxes		\$639.88	

Non-Ad Valorem Assessments			
Code	Levying Authority	Amount	
FEIR	FIRE ASSESSMENTS	\$285.98	
GGAR	SOLID WASTE - ANNUAL	\$198.06	
Total Assessments		\$484.04	
Taxes & Assessments		\$1,123.92	
If Paid By		Amount Due	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/27/2023	PAYMENT	1600914.0001	2023	\$1,090.20

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Print | << First < Previous Next > Last >>

AGREEMENT FOR DEED

THIS AGREEMENT FOR DEED, made this 24th day of October, 2022 between TERRY M. KELLY, (a married person selling non-homestead property) hereinafter referred to as "SELLER", and TRACY A. DURANTY, (a married person) whose mailing address is 201 Justin Avenue, Burlington, VT, 05201, hereinafter referred to as "BUYER".

WITNESSETH that, if the Buyer shall first make the payments and perform the covenants

hereinafter mentioned on his part to be made and performed, the SELLER hereby covenants and agrees to convey and assures to the said BUYER, his heirs, executors, administrators and assigns, in fee simple, free and clear of all liens and encumbrances whatsoever, by a good and sufficient WARRANTY DEED, the following described property, situated in the County of Columbia, State of Florida, known and described as follows:

THE S ½ OF THE S ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 670.24 FEET THEREOF.

TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NE CORNER OF THE WEST ½ OF THE NW ¼ AND RUN SOUTH 1980.00 FEET; THENCE WEST 50.00 FEET; RUN NORTH 1980.00 FEET; RUN EAST 50.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 30.00 FEET OF THE N ½ OF THE S ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST.

ALSO SUBJECT to restrictions, easements and outstanding mineral rights of record, if any; local building and zoning regulations; land use regulations; and taxes for 2022 and subsequent years.

Buyer agrees to pay the purchase price for the property in the amount of \$ 50,000.00

The purchase price shall be paid as follows:

- (1) A down payment of \$ 5,000.00
- (2) Monthly payments in the amount of \$ 376.40 shall commence 30 days from the buyer's date of signing this document, and shall include interest at the annual rate of 8 %, and continue each month thereafter for five years (60 months)
- (3) At the end of five years the remaining balance shall be due and payable in full

The buyer shall have the right to make prepayments of all or part of the principal at any time without penalty.

SPECIAL TERMS AND CONDITIONS:

1. Within 1 month, the Seller shall pay for recording, documentary stamps and intangible tax on this Agreement provided that all payments have been made timely. At the time WARRANTY DEED is delivered, the Seller shall pay for the preparation of said deed.

2. At such time as the Buyer shall have paid the full amount due and payable under this Agreement, the SELLER promises and agrees to convey the above described property to the BUYER by good and sufficient WARRANTY DEED. The SELLER warrants that the title to the property can be insured by a title insurance company authorized to do business in the State of Florida. At the request and expense of the BUYER, the SELLER agrees to obtain title insurance insuring the title to the property, containing only the usual exceptions for policies issued in this county.

3. The BUYER shall be permitted to go into possession of the property covered by this Agreement immediately and shall assume all liability for taxes from and after that date.

4. In the event that the payments due on the AGREEMENT FOR DEED are not paid within fifteen (15) days after they become due, the SELLER shall have, in addition to the other rights provided for under said AGREEMENT FOR DEED, the right to collect a late change in an amount equal to ten percent (10%) of the amount of the delinquent payment.

5. The time of payment shall be of the essence, and in the event of any default in the performance of the obligations assumed by the BUYER in this Agreement, including the payment of taxes, then the SELLER may consider the whole of the balance due under this Agreement immediately due and payable and collectible, or the SELLER may rescind this Agreement, retaining the cash consideration paid for it as liquidated damages, and this Agreement then shall become null and void and the SELLER may proceed to

TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NE CORNER OF THE WEST ½ OF THE NW ¼ AND RUN SOUTH 1980.00 FEET; THENCE WEST 50.00 FEET; RUN NORTH 1980.00 FEET; RUN EAST 50.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 30.00 FEET OF THE N ½ OF THE S ½ OF THE SW ¼ OF THE NW ¼ OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST.

ALSO SUBJECT to restrictions, easements and outstanding mineral rights of record, if any; local building and zoning regulations; land use regulations; and taxes for 2022 and subsequent years.

Buyer agrees to pay the purchase price for the property in the amount of \$ 50,000.00

The purchase price shall be paid as follows:

- | | |
|--|-----------------|
| (1) A down payment of | \$ 5,000.00 |
| (2) Monthly payments in the amount of | \$ 376.40 shall |
| commence 30 days from the buyer's date of signing this document, and shall include interest at the annual rate of 8 %, and continue each month thereafter for five years (60 months) | |
| (3) At the end of five years the remaining balance shall be due and payable in full | |

The buyer shall have the right to make prepayments of all or part of the principal at any time without penalty.

SPECIAL TERMS AND CONDITIONS:

1. Within 1 month, the Seller shall pay for recording, documentary stamps and intangible tax on this Agreement provided that all payments have been made timely. At the time WARRANTY DEED is delivered, the Seller shall pay for the preparation of said deed.

2. At such time as the Buyer shall have paid the full amount due and payable under this Agreement, the SELLER promises and agrees to convey the above described property to the BUYER by good and sufficient WARRANTY DEED. The SELLER warrants that the title to the property can be insured by a title insurance company authorized to do business in the State of Florida. At the request and expense of the BUYER, the SELLER agrees to obtain title insurance insuring the title to the property, containing only the usual exceptions for policies issued in this county.

3. The BUYER shall be permitted to go into possession of the property covered by this Agreement immediately and shall assume all liability for taxes from and after that date.

4. In the event that the payments due on the AGREEMENT FOR DEED are not paid within fifteen (15) days after they become due, the SELLER shall have, in addition to the other rights provided for under said AGREEMENT FOR DEED, the right to collect a late charge in an amount equal to ten percent (10%) of the amount of the delinquent payment.

5. The time of payment shall be of the essence, and in the event of any default in the performance of the obligations assumed by the BUYER in this Agreement, including the payment of taxes, then the SELLER may consider the whole of the balance due under this Agreement immediately due and payable and collectible, or the SELLER may rescind this Agreement, retaining the cash consideration paid for it as liquidated damages, and this Agreement then shall become null and void and the SELLER may proceed to enforce this Agreement by foreclosure proceedings, cancellation proceedings, or otherwise. All costs of these proceedings, including a reasonable attorney's fee, shall be paid by the BUYER.

6. BUYER agrees not to place any improvements upon the above-described property, so as to create any lien thereon in favor of any third party, or in any way permit a lien on the property which may attain priority over this contract, and in default of this provision, the SELLER shall have the right to re-enter and take possession and title to the premises or to remove the lien and add the cost, including reasonable attorneys' fees, to the unpaid balance under this contract, bearing interest at the same rate as this contract. BUYER also agrees that any improvements, included in this agreement which are being sold "as is, where is" and without any warranty whatsoever as to any particular use, are permanently set up and attached to the property shall not be moved or disposed of without the SELLER's express written consent. Also, Buyer shall maintain a policy of insurance (Fire and Casualty) in force at all times and shall provide seller proof of same upon request.

7. For a period of 5 years from date, no junk motor vehicles, appliances or any other junk shall be placed or stored on the property. Any mobile home must not be more than five years old when placed on the property, shall contain at least 700 sq. feet of heated area and shall be under-skirted within 6 months of placement on the property. Other than household pets, no livestock shall be kept on the property except 1 farm animal per acre. Those shall be kept in such condition that they do not constitute a nuisance to neighbors.

8. Buyer may sell any marketable timber (IF ANY) on the condition that the seller agrees in writing that the selling price is reasonable as long as the total proceeds are used to reduce amounts owed to the seller under this agreement.

9. This Agreement shall be binding upon and inure to the benefit of the heirs, legal representatives, successors and assigns of the parties hereto. And the undersigned BUYER acknowledges receipt of a copy of this Agreement and agrees to all the terms and conditions contained herein.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year first above written.

As to Sellers

Signed in the presence of:

Witness signature John Sutcliffe
Witness printed name John Sutcliffe
Witness signature Loise Sutcliffe
Witness printed name Loise Sutcliffe
Witness signature Amber McBride
Witness printed name Amber McBride

Terry M. Kelly (SEAL)
TERRY M. KELLY

As to Buyers

Signed in the presence of:

Witness signature John M. Kelly
Witness printed name John M. Kelly
Witness signature Jennifer McDermott
Witness printed name Jennifer McDermott
Witness signature Karla Bartlett
Witness printed name Karla Bartlett

Tracy Duranty (SEAL)
TRACY DURANTY

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of OCTOBER, 2022, by
TERRY M. KELLY. Said person(s) is/are personally known to me. AM



Notary Public
My commission expires: 3/27/2024

STATE OF VERMONT
COUNTY OF Bennington

The foregoing instrument was acknowledged before me this 24th day of OCTOBER, 2022, by
TRACY A. DURANTY. Said person(s) is/are personally known to me. Said person(s) provided the following type of identification. VA 123456789 123456789034

Notary Public
My commission expires: 1/31/2023

AGREEMENT TO SELL REAL PROPERTY

PURCHASE AND SALES AGREEMENT made by and between Terry M. Kelly, married (Seller) whose address is Post Office Box 1116, Lake City Florida, 32056-1116 and Tracy A. Duranty, married (Buyer) whose address is 201 Justin Avenue, Bennington, VT. 05201

WHEREAS, for good consideration the parties mutually agree that:

1. Seller agrees to sell and the buyer agrees to buy the following described property:

See EXHIBIT "A" attached hereto and included herein by this reference.

2. Buyer agrees to pay seller and seller agrees to accept \$50,000.00 (fifty thousand dollars) as the total purchase price payable as follows:

\$5000.00 down upon signing the **Agreement For Deed**

The balance, \$45,000.00, bearing interest at 8% shall be paid as follows:

- A. Monthly payments in the amount of \$376.40, which include said 8% interest, shall commence 30 days after signing said **Agreement For Deed** and continue each month for five years (60 months)
- B. At the end of five years the **remaining unpaid balance shall be due and payable in full.**

3. Seller warrants to the best of his knowledge he has good and marketable title to said property, full authority to sell said property, and that said property shall be sold by agreement for deed, free and clear of all liens and encumbrances.

4. Property includes a well, Septic tank system and power pole. These improvements are sold in "as is" condition, the Seller disclaiming any warranty of merchantability, fitness or working order or condition except that it shall be sold in its present condition.

5. This agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

Kerry Truine
Witness

Tracy A. Duranty
Seller

10/17/22
Date Signed

Witness

Buyer

Date Signed

M. Bouvier
Witness

Tracy A. Duranty
Buyer

10/24/22
Date Signed

Exhibit A

THE S 1/2 OF THE S 1/4 OF THE SW 1/4 OF THE N 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST COLUMBIA COUNTY FLORIDA, LESS AND EXCEPT THE WEST 670.24 FEET THEREOF

TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE NE CORNER OF THE WEST 1/4 OF THE NW 1/4 AND RUN SOUTH 1980.00 FEET; THENCE WEST 50.00 FEET; RUN NORTH 1980.00 FEET; RUN EAST 50.00 FEET TO THE POINT OF BEGINNING.

ALSO, TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 30.00 FEET OF THE N 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 11. TOWNSHIP 4 SOUTH, RANGE 15 EAST.

ALSO SUBJECT to restrictions, easements and outstanding mineral rights of record, if any, local building and zoning regulations and the use regulations.

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has not been
provided with a survey to show the
quantity of lands included, or the location of
the boundaries and has prepared this
document without the benefit of a survey.

REC. \$27.00
DOC. 170
INT. 8
INDEX 8
CONSIDERATION 8

Inst: 202412019304 Date: 09/06/2024 Time: 12:47PM
Page 1 of 3 B: 1522 P: 2708, James M Swisher Jr. Clerk of Court
Columbia County, By: VC W
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED made this 4 day of September, 2024, by
TERRY M. KELLY, a married man not residing on the property, whose mailing address is
Post Office Box 1116, Lake City, Florida 32056, hereinafter called the Grantor, to TRACY
A. DURANTY, whose mailing address is 554 SW Nugget Way, Lake City, Florida 32024,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged,
hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the
Grantee, all that certain land situate in Columbia County, Florida, viz:

The S 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township
4 South, Range 15 East, Columbia County, Florida, LESS AND EXCEPT the
West 670.24 feet thereof.

TOGETHER WITH an easement of ingress, egress, and utilities over and across
the following described property: BEGIN at the NE corner of the West 1/2 of the
NW 1/4 and run South 1980.00 feet; thence West 50.00 feet; run North 1980.00
feet; run East 50.00 feet to the Point of Beginning.

ALSO TOGETHER WITH an easement for ingress, egress, and utilities over and

across the East 30.00 feet of the N 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township 4 South, Range 15 East.

Parcel Number: 11-4S-15-00335-002

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

N.B.: This deed is executed and delivered in cancellation of the Agreement for Deed dated October 24, 2022, recorded in Official Records Book 1478, Page 1186, and re-recorded in Official Records Book 1480, Page 291, all in the public records of Columbia County, Florida, and in substitution therefore, Grantee is giving a Promissory Note to Grantor for the remaining balance due under the Agreement for Deed, secured by a Mortgage of even date herewith encumbering the property described herein.

N.B. The land described herein is not the homestead of the Grantor, and neither the Grantor nor his spouse, nor anyone for whose support he is responsible reside on or adjacent to said land.

Documentary stamps on the full purchase price were paid at the time of recording the Agreement for Deed. Minimum documentary stamps are paid on this 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 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 the presence of:

Bonnie S. Green
Witness
BONNIE S. GREEN

(Print/type name)
Address: 1241 South Marion Avenue
Lake City, FL 32025

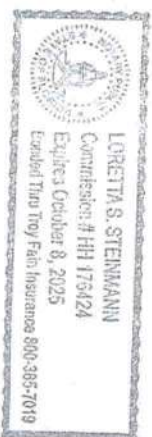
Terry M. Kelly
TERRY M. KELLY

Loretta S. Steinmann
Witness
Loretta S. Steinmann

(Print/type name)
Address: 1241 South Marion Avenue
Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 4 day of September, 2024, by TERRY
M. KELLY, who is personally known to me or produced _____ as
identification.



Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

(NOTARIAL
SEAL)

My Commission Expires:

BUREAU of VITAL STATISTICS

CERTIFICATION OF BIRTH

STATE FILE NUMBER: 1 DATE ISSUED: 10/20/1994

DATE FILED: 10/20/1994

CHILD'S NAME: TORIANNE ELIZABETH FERENCZ

DATE OF BIRTH: OCTOBER 20, 1994

SEX: FEMALE

COUNTY OF BIRTH: BROWARD COUNTY

MOTHER'S NAME: TRACY ANN ROSBURY
(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

FATHER'S NAME: FRANKLIN JAMES FERENCZ

K. J. Ferencz, STATE REGISTRAR

REQ: 2023367562

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.
THIS DOCUMENT IS PRINTED OR PHOTOCOPIED ON SECURITY PAPER WITH WATERMARKS OF THE GREAT SEAL OF THE STATE OF FLORIDA. DO NOT ACCEPT WITHOUT VERIFYING THE PRESENCE OF THE WATERMARKS. THE DOCUMENT FACE CONTAINS A MULTICOLORED BACKGROUND, GOLD EMBOSSED SEAL, AND THERMOCHROMIC FL. THE BACK CONTAINS SPECIAL LINES WITH TEXT. THE DOCUMENT WILL NOT PRODUCE A COLOR COPY.

WARNING:



DH FORM 1946 (03-13)



Florida DRIVER LICENSE

CLASS E

1. F652-
2. ERICANNE ELIZABETH
3. 4352 NW HILLSBORO ST
LAKE CITY, FL 32055-3317
4. DOB: 01/15/1988
5. SEX: F
6. HT: 5-04"
7. WT: 110
8. EYES: BROWN
9. HAIR: BROWN
10. SKIN: FAIR
11. REST: A
12. END: NONE
13. SAFE DRIVER
14. ISS: 01/15/1988
15. EXP: 01/15/2023
16. SIGNATURE: [Signature]

Operation of a motor vehicle constitutes consent to any sobriety test required by law.

Florida DRIVER LICENSE

CLASS E

1. D653-
2. DURANTY
3. 854 SW ANN
LAKE CITY, FL 32021
4. DOB: 01/15/1988
5. SEX: F
6. HT: 5-03"
7. WT: 110
8. EYES: BROWN
9. HAIR: BROWN
10. SKIN: FAIR
11. REST: A
12. END: NONE
13. SAFE DRIVER
14. ISS: 01/15/1988
15. EXP: 01/15/2023
16. SIGNATURE: [Signature]

Operation of a motor vehicle constitutes consent to any sobriety test required by law.



Zoning Department
Receipt Of Payment

Applicant Information		
DURANTY TRACY A, 554 SW Nugget Way		
Method	Date of Payment	Payment #
Credit Card 13275141	09/17/2024	768188
AppID: 67096 Development #: SFLP240905 Special Family Lot Permit Parcel: 11-4S-15-00335-002 Address: 554 SW Nugget Way		Amount of Payment
		\$50.00

Contact Us

Phone: (386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.
Email: zoneinfo@columbiacountyfla.com
Website: <http://www.columbiacountyfla.com/Buildi ngandZoning.asp>
Address: Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

Date	Description	Amount
09/17/2024	Fee: Special Family Lot Permit Approved by the Board of County Commissioners	\$50.00
09/17/2024	Payment: Credit Card 13275141	(\$50.00)
		\$0.00

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

Inst: 202412021520 Date: 10/11/2024 Time: 11:36AM
Page 1 of 2 B: 1525 P: 163, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC/A
Deputy Clerk

BEFORE ME the undersigned Notary Public personally appeared, Tracey A. Duranty, the Owner of the parent parcel which has been subdivided for Terriane Ferencz, the Immediate Family Member of the Owner, and which is intended for the Immediate Family Members primary residence use. The Immediate Family Member is related to the Owner as daughter. Both individuals being first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 11-45-15-00335-002.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. TB0 11-45-15-00335-004.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Owner

Tracey AD Duany
Typed or Printed Name

Immediate Family Member

Loraine Ferencz
Typed or Printed Name

Subscribed and sworn to (or affirmed) before me this 31 day of July, 2024
by Tracey Duany (Owner) who is personally known to me or has produced
FLDL as identification.

Notary Public



Subscribed and sworn to (or affirmed) before me this 31 day of July, 2024
by Loraine Ferencz (Family Member) who is personally known to me or has
produced FLDL as identification.

Notary Public

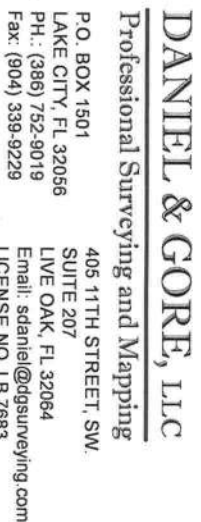


COLUMBIA COUNTY, FLORIDA

By: Karen Aiken-Smoot

Name: Karen Aiken-Smoot

Title: Training Tech



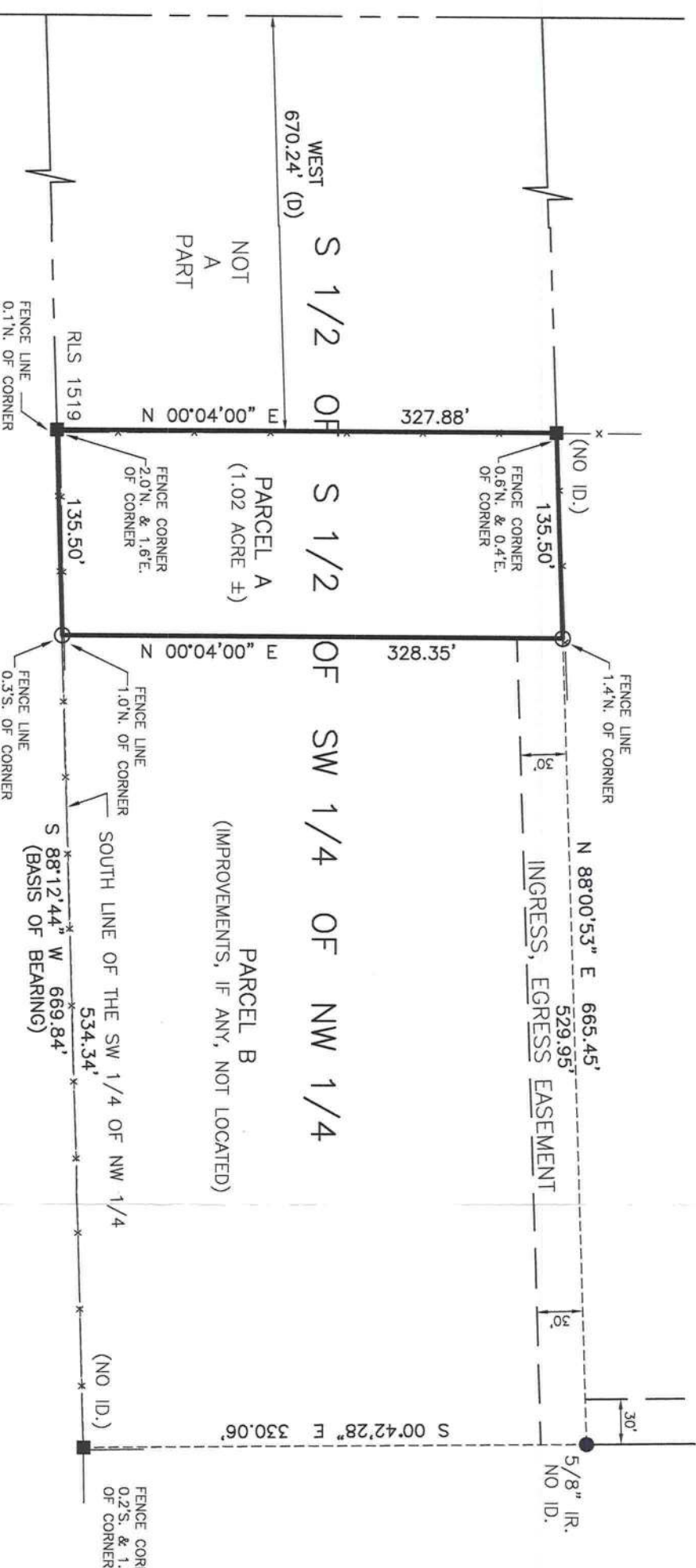
1. BEARINGS ARE BASED ON THE SOUTH LINE OF SW 1/4 OF NW 1/4, BEING S 88°12'44" W, ASSUMED.

2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

REVISIONS:
07/31/2024 -- REVISED DESCRIPTION AND ADDED PARCEL B DESCRIPTION.

N 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4



SW PINEMOUNT ROAD

EAST(D)

50.00'

POC/POB

NE CORNER OF THE
W 1/2 OF NW 1/4
SECTION 11, TWP.
04-S. RNG. 15-E.

NORTH

SW NUGGE
EASEM.
INGRESS, E

SOUTH

BOUNDARY SURVEY

THE SW 1/4 OF NW 1/4
SECTION 11, TWP 4-S, RNG 15-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION

PARCEL A:

THE WEST 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 670.24 FEET THEREOF.

TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY; BEGIN AT THE NE CORNER OF THE WEST 1/2 OF THE NW 1/4 AND RUN SOUTH 1980.00 FEET; THENCE WEST 50.00 FEET; RUN NORTH 1980.00 FEET; RUN EAST 50.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH AN EASEMENT OF INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 30.00 FEET OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTH 30.00 FEET OF THE EAST 529.95 FEET OF THE S 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST.

PARCEL B:

THE S 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 805.74 FEET THEREOF.

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (LB7683)
 ● DENOTES IRON PIPE OR REBAR FOUND (60")
 ■ DENOTES 4"x4" CONCRETE MONUMENT SET (LB7683)
 ■ DENOTES MAIL & DISC FOUND
 NO ID - NO IDENTIFICATION
 FND - FOUND
 CM - CONCRETE MONUMENT
 ± - MORE OR LESS
 ORB - OFFICIAL RECORDS BOOK
 PG - PAGE (S)
 (P) - PLAT
 (D) - DEED
 (C) - CALCULATED
 (M) - MEASURED
 AC - ACRES)
 POB - POINT OF BEGINNING
 POC - POINT OF COMMENCEMENT
 EOP - EDGE OF PAVEMENT
 EOG - EDGE OF GRADE
 N - NORTH
 E - EAST
 S - SOUTH
 W - WEST
 ☒ - TELEPHONE PEDESTAL
- 0 100 200
- SCALE: 1" = 100'
- PC - POINT OF CURVATURE
 PI - POINT OF INTERSECTION
 PT - POINT OF TANGENCY
 IP - IRON PIPE
 IPC - IRON PIPE and CAP
 IR - IRON ROD
 IRC - IRON ROD and CAP
 R - RADIUS
 T - TANGENT
 L - ARC LENGTH
 Δ - CENTRAL ANGLE
 CH - CHORD BEARING & DISTANCE
 RW - RIGHT OF WAY
 TWP - TOWNSHIP
 RNG - RANGE
 X — X DENOTES FENCE
 E — E DENOTES OVERHEAD ELECTRIC
 ○ - POWER POLE
 ■ CONCRETE

SCALE: 1" = 100'

SURVEY FOR: TRACY DURANTY

07/11/2024
DATE OF CERTIFICATE
07/03/2024
DATE OF FIELD SURVEY


BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURETYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SUPERVISOR AND MAPPER

JOB NUMBER
240097

APPROVED:
BSD

DRAWN BY:
BC

FIELD BOOK
50 : 01

EFB

SHEET NO.

1 OF 1