

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No 24-228MH

Parcel Identification No 31-5S-16-03744-401

[Space Above This Line For Recording Data]

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

This indenture made the **10th day of July, 2024** between **Kathleen Kissler Godfrey, a single person**, whose post office address is **353 Hickory Acres Lane, Jacksonville, FL 32259**, of the County of **St. Johns, Florida**, Grantor, to **Russell Picard and Mary K. Picard, a married couple, as tenants by the entirety**, whose post office address is 397 Southwest Cantaloupe Avenue, Lake City, FL 32024, 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, Florida, to-wit:

Lot 1, Pine Forest, an unrecorded subdivision, more particularly described as follows: Commence at the SW corner of the SE 1/4 of Section 31, Township 5 South, Range 16 East, Columbia County, Florida and run thence N 89°18'21" East along the South line of said Section 31, 248.36 feet; thence N 00°24'47" West, 2,597.71 feet to the Point of Beginning; thence continue N 00°24'47" West, 840.39 feet to the centerline of the Florida Gas Transmission Company Easement; thence S 76°53'54" East along said centerline, 679.41 feet; thence S 00°24'47" East, 678.49 feet; thence S 89°18'56" West, 660.60 feet to the Point of Beginning. The West 30 feet and South 30 feet of said lands being subject to an easement for ingress and egress. Also the North 45 feet of said lands being subject to the Florida Gas Transmission Company Easement.

TOGETHER WITH that certain 2002 Fleetwood 60-foot double-wide mobile home, Vehicle Identification Number GAFL135A18682HH21, Florida Title Number 86761936, and Vehicle Identification Number GAFL135B18682HH21, Florida Title Number 86761963, which have been retired pursuant to Florida Statutes 319.261, being situate thereon, permanently affixed thereto, and shall constitute a part of the real property and shall pass with it.

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

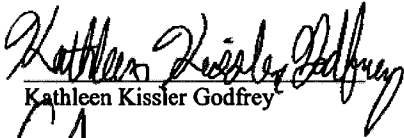
Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:

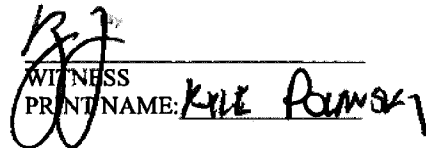

Kathleen Kissler Godfrey

WITNESS

PRINT NAME: Christina Soistman

**16407 NW 174th Dr. Suite C
Alachua, FL 32615**

WITNESS 1 ADDRESS

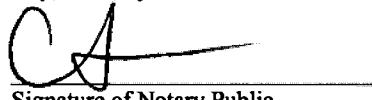

WITNESS
PRINT NAME: Krista Ramsey

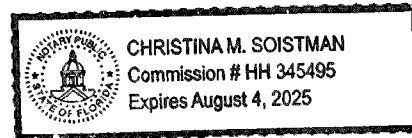
**16407 NW 174th Dr. Suite C
Alachua, FL 32615**

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of July, 2024, by Kathleen Kissler Godfrey.


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



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Drivers License