

This Instrument was prepared by:
Carolyn Henegan
203 SW Sanders Way
Fort White, FL 32038

Inst: 202312012537 Date: 07/05/2023 Time: 4:20PM
Page 1 of 2 B: 1494 P: 603, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 0.70

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, Executed this 5th day of July, 2023 by first party (Grantor), **Carolyn G. Henegan, individually, and Carolyn G. Henegan, as Trustee of The Bill and Carolyn G. Henegan Family Revocable Trust Dated May 13, 2011** whose post office address is 203 SW Sanders Way, Fort White, FL 32038 to second party (Grantee), **Bryan William Little and Yvette Escalante Little, as husband and wife**, whose post office address is 1269 SW Old Spanish Rd, Fort White, FL 32038.

WITNESSETH, That the said first party, for good consideration, maintenance, up kept and for the sum of \$10.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Columbia, State of Florida to wit:

Part of the Northwest 1/4 of Section 29, Township 3 South, Range 16 East, Columbia County, Florida being more particularly described as follows:

Begin at the Northwest corner of the Southwest 1/4 of Northwest 1/4 of said Section 29 and run South 00 deg. 56 min. 28 sec. West, along the West line thereof, 300.19 feet; thence South 89 deg. 45 min. 45 sec. East, 25.00 feet; thence South 00 deg. 56 min. 28 sec. West, 300.19 feet; thence South 89 deg. 45 min. 45 sec. East, 2,516.82 feet; thence North 0 deg. 41 min. 21 sec. East, 600.36 feet; thence North 89 deg. 45 min. 45 sec. West, 2,539.18 feet to the Point of Beginning.

Together with an easement for ingress and egress over and across the following: commence at the Northwest corner of the Southwest 1/4 of Northwest 1/4 of said Section 29 and run South 0 deg. 56 min. 28 sec. West, along the West line thereof, 300.19 feet; thence South 89 deg. 45 min. 45 sec. East, 25.00 feet; thence South 00 deg. 56 min. 28 sec. West, 270.19 feet to the Point of Beginning; thence continue South 0 deg. 56 min. 28 sec. West, 30.00 feet; thence North 89 deg. 45 min. 45 sec. West, 385.02 feet; thence North 0 deg. 56 min. 27 sec. East, 30.00 feet; thence South 89 deg. 45 min. 45 sec. East, 385.02 feet to the Point of Beginning.

Also:

Together with the right of ingress and egress over and across the following described parcel: a part of the East 1/4 of Section 30, Township 3 South, Range 16 East, commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 30, and run North 88 deg. 47 min. 09 sec. West, 360.00 feet; thence South 00 deg. 56 min. 27 sec. West, 606.52 feet for a Point of Beginning of said easement; thence South 89 deg. 45 min. 45 sec. East, 30.00 feet; thence South 00 deg. 56 min. 27 sec. West, 1,514.20 feet; thence North 89 deg. 03 min. 33 sec. West, 30.00 feet; thence South 00 deg. 56 min. 27 sec. West, 1,263.82 feet to a point on the North right-of-way line of U.S. Highway 90; thence North 75 deg. 01 min. 39 sec. West, along said North right-of-way line, 180.00 feet; thence North 14 deg. 58 min. 21 sec. East, 30.00 feet; thence South 75 deg. 01 min. 39 sec. East, 141.58 feet; thence North 0 deg. 56 min. 27 sec. East, 1,275.40 feet; thence South 89 deg. 03 min. 3 sec. East, 30.00 feet; thence North 00 deg. 56 min. 27 sec. East, 1,463.83 feet to the Point of Beginning. Said easement also to be used for utilities, Columbia County, Florida.

Parcel Number: 29-3S-16-02383-101

Grantor(s) warrants that at the time of this conveyance, the subject property is not Grantor's homestead within the meaning set forth in the state of Florida, nor is it contiguous to or a part of homestead property.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Mark B. Williams

Carolyn G. Henegan
Carolyn G. Henegan, Individually and as Trustee

Witness Name: Nicole B. Williams

Connie Brecheen

Witness Name: Connie Brecheen

STATE OF Florida,
COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of physical presence, this 5th day of July, 2023 by Carolyn G. Henegan, who personally known to me or has produced a as identification and who did/did not take an oath.

Connie Brecheen

Notary Signature

Connie Brecheen

Notary Name (typed, printed or stamped)

Seal

My Commission Expires

