

Prepared by and return to:

**Gumminger Law, PLLC**  
**Andrea Gumminger, Esq.**  
**18731 NW US Hwy 441**  
**High Springs, FL 32643**  
**(386) 454-0688**  
File Number: **25-148A**

Parcel Identification No. **30-6S-17-09814-018**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## **Warranty Deed**

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

**This Indenture** made this 31st day of July, 2025 between **Denise E. McQueen, a single woman and Ronald R. McQueen, a single man** whose post office address is 667 SW Elim Church Road, Fort White, FL, 32038 of the County of Columbia, State of Florida, grantor\*, and **Jacqueline Autrey, a single woman** whose post office address is 667 SW Elim Church Road, Fort White, FL, 32038 of the County of Columbia, State of Florida, grantee\*,

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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:

**Lots 16 and 17, TUSTENUGGEE ACRES UNIT 1, a subdivision according to the Plat thereof recorded in Plat Book 4, Pages 23 and 23A, of the Public Records of Columbia County, Florida. Less and except the portion being more particularly described as: Commence at the Southwest corner of said Lot 16 for the Point of Beginning; thence N 00 degrees 07'06" E, along the West line of said Lot 16, a distance of 846.56 feet to the Northwest corner of said Lot 16, thence S 89 degrees 56'34" E, along the North line of said Lot 16, a Distance of 262.39 feet, thence S 00 degrees 07'06" W 814.03 feet to the North Right-of-Way line of SW Elim Church Road, thence S 82 degrees 59'43" W, along said North Right-of-Way line of SW Elim Church Road, a distance of 264.43 feet to the Point of Beginning.**

**Together with a 2007 SOUT Doublewide Mobile Home containing VIN #DSEAL18333A and VIN #DSEAL18333B.**

**Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

----- **Remainder Intentionally Left Blank** -----

Signed, sealed and delivered in our presence:



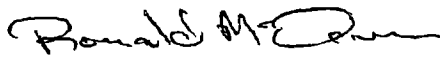
Witness

Printed Name: Andrea Gunninger  
P.O. Address: 18731 NW US Hwy 441  
High Springs, FL 32643



Witness

Printed Name: Melissa Curlings  
P.O. Address: 18731 NW US Hwy 441  
High Springs, FL 32643

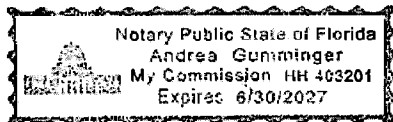


Ronald R. McQueen

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of July, 2025 by Ronald R. McQueen who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]



  
Notary Public

Print Name: Andrea Gunninger

My Commission Expires: 06/30/2027

Signed, sealed and delivered in our presence:

*Lisa Shea*  
Witness  
Printed Name: Lisa Shea  
P.O. Address: 868 Emerald Highway Ct.  
Apopka, FL 32712

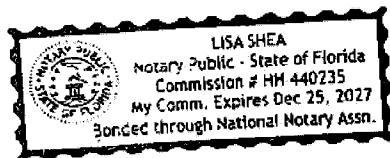
*William R Bailey*  
Witness  
Printed Name: WILLIAM R BAILEY  
P.O. Address: 18 SUN COUNTRY CT  
EVANS FL 32726

*Denise E McQueen*  
Denise E. McQueen

State of Florida  
County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of July, 2025 by Denise E. McQueen who ☐ is personally known or ☒ has produced drivers' licenses as identification.

[Seal]



*Lisa Shea*  
Notary Public  
Print Name: Lisa Shea  
My Commission Expires: 12-25-2027