

Prepared by:  
Gator Title, LLC  
Britany Rowley  
4041 NW 37th Place, Suite C  
Gainesville, FL 32606  
File No.: GA22-109222  
This Deed is prepared pursuant to the issuance of Title Insurance

### GENERAL WARRANTY DEED

Made this April 22, 2022, A.D. by Joseph T. Baldwin and Julia I. Baldwin, husband and wife, and Eva-Marie Robinson, a single woman, whose address is: 4356 Bethwood Circle, Jacksonville, FL 32205 hereinafter called the grantor, to Terry McKenzie, a single person, and Nicole Shanna Booth, a married woman, with Joint Tenants with full rights of survivorship, whose post office address is: 225 SW Zinnia Glen, Ft White, FL 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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:

Tustenuggee Plantations Unit II  
Parcel 29

A part of Section 13, Township 6 South, Range 16 East, Columbia County, Florida; Being more particularly described as follows:

Commence at a 2" iron pipe at the Northeast corner of said Section 13 and run thence S.88°16'05"W., along the north boundary thereof, 1977.81 feet to the POINT OF BEGINNING; thence continue S.88°16'05"W., along said north boundary, 659.27 feet to a concrete monument at the Northwest corner of the NE1/4 of said Section 13, thence S.00°23'01"E., along the west boundary of said NE1/4 a distance of 662.17 feet, thence N.88°16'05"E., 659.47 feet, thence N.00°24'11"W., 662.16 feet to the P.O.B. Subject to a cul-de-sac easement in the Southeast corner.

Together with:

Tustenuggee Unit II  
60 foot Ingress/Egress Easement

A strip of land in Section 13, Township 6 South, Range 16 East, and Section 18, Township 6 South, Range 17 East, Columbia County, Florida: Being 60 feet wide and lying 30 feet each side of the following described centerline:

Commence at an iron pipe at the Northwest corner of said Section 18 and run thence N.89°49'17"E., along the north boundary thereof, 657.94 feet, thence S.00°27'15"E., 1324.30 feet to the POINT OF BEGINNING of said centerline; thence S.89°49'17"W., 657.94 to reference point "D" on the east line of said Section 13, thence S.88°16'05"W., 1319.32 feet to reference point "E", thence S.00°25'13"E., 662.16 feet to reference point "F", thence continue S.00°25'13"E., 662.15 feet to the Point Of Termination. ALSO: Begin at reference point "F" and run S.88°16'05"W., 659.86 feet to the center of a cul-de-sac having a 50 foot radius and the Point Of Termination. ALSO: Begin at reference point "E" run N.00°25'13"W., 662.15 feet, thence S.88°16'05"W., 659.47 feet to the center of a cul-de-sac having a 50 foot radius and the Point Of Termination. ALSO: Begin at reference point "D" and run N.00°27'15"W., along said east line, 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the Point Of Termination. ALSO: Begin at reference point "D" and run S.00°27'15"E., along said east line, 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the Point Of Termination.

Parcel ID No.: 13-6S-16-09696-129 (35762)

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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incidental to the issuance of a title insurance policy  
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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 the current year.

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

Signed and Sealed in Our Presence:

Witness Printed Name: <u>Rickell A Hill</u>	<u>Joseph T. Baldwin</u> Joseph T. Baldwin
<u>Robert O'Leary</u>	<u>Julia I. Baldwin</u> Julia I. Baldwin
Witness Printed Name: <u>Dorothy McNamee</u>	<u>Eva-Marie Robinson</u> Eva-Marie Robinson
<u>Dorothy McNamee</u>	Address: <u>4828 Ramona Blvd.</u> <u>Jacksonville, FL 32205</u>

State of Florida

County of Duval

The foregoing instrument was executed and acknowledged before me this 21<sup>st</sup> of April, 2022, by means of ☒ Physical Presence or ☐ Online Notarization, by Joseph T. Baldwin and Julia I. Baldwin and Eva-Marie Robinson, a single woman, who is/are personally known to me or who has produced a valid driver's license as identification.

Roseanna Wachowiak  
Notary Public

My Commission Expires: May 1, 2025

(SEAL)

