

BSG:lss  
5/23/2024

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

REC. 35.50  
DOC. .70  
INT. .0  
INDEX 4  
CONSIDERATION 0

Inst: 202412011147 Date: 05/29/2024 Time: 3:23PM  
Page 1 of 4 B: 1515 P: 1289, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy ClerkDoc Stamp-Deed: 0.70

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages, including reasonable attorney fees, resulting from an inaccurate or improper legal description.

**TRUSTEE'S DEED**  
**WITH ENHANCED LIFE ESTATE**

THIS TRUSTEE'S DEED WITH ENHANCED LIFE ESTATE made this 29<sup>th</sup> day of May, 2024, by CAROLYN CASTAGNA, an unmarried woman, and HOLLY RANAE CASTAGNA, an unmarried woman, each individually and as Successor Co-Trustees of THE JERRY CASTAGNA LIVING TRUST DATED APRIL 11, 2023, whose mailing address is 1014 NW Lake City Avenue, Lake City, Florida 32055, each of whom is not residing on the property hereafter described (herein "Grantor"), to CAROLYN CASTAGNA, whose mailing address is 1014 NW Lake City Avenue, Lake City, Florida 32055, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to HOLLY RANAE CASTAGNA, and whose mailing address is 639 SW Hunter Road, Lake City, Florida 32024 (herein "Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of \$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 land situate in Columbia County, Florida, viz:

Begin at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 3 South, Range 16 East, Columbia County, Florida, and run North 00°18'01" West, along the West line of said Northwest 1/4 of Northwest 1/4, 682.23 feet; thence South 88°24'48" East, 1071.21 feet; thence South 02°29'18" West, 676.71 feet to the South line of said Northwest 1/4 of Northwest 1/4; thence North 88°42'09" West, along said South line of Northwest 1/4 of Northwest 1/4, 1038.11 feet to the Point of Beginning. Containing 16.45 acres, more or less.

SUBJECT TO existing maintained road right-of-ways for SW Arbor Lane along the South side thereof and SW Hunter Road along the West side thereof.

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 for the purpose of distributing to Grantee, the beneficial interest of Grantee in and to the trust herein described by conveying the property herein above described to Grantee, in fee simple.

Tax Parcel Number: 31-3S-16-02415-000

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

TO HAVE AND TO HOLD the same unto Grantee and to the proper use, benefit and behoove of Grantee, his heirs, successors, and assigns, in fee simple forever.

This deed is executed pursuant to and in the exercise of the power and authority

granted to and vested in Grantor as trustee by the terms of the deed or deeds delivered to Grantor in pursuance of the Trust Agreement above mentioned. This deed is made subject to all restrictions and easements, if any, of record, and the lien for current taxes.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Elizabeth Baures  
Witness

Elizabeth Baures  
(type or print name)  
4312 278th Terrace  
Brownsford, FL 32088  
address

Angela R. Oglesby  
Witness

Angela R. Oglesby  
(type or print name)  
41641 W US Hwy 90  
Lake City, FL 32055  
address

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29<sup>th</sup> day of May, 2024, by CAROLYN CASTAGNA, individually and as Successor Co-Trustee of THE JERRY CASTAGNA LIVING TRUST DATED APRIL 11, 2023, who is personally known to me or produced \_\_\_\_\_ as identification.



(NOTARIAL  
SEAL)

THE JERRY CASTAGNA LIVING TRUST  
DATED APRIL 11, 2023

By:

Carolyn Castagna  
CAROLYN CASTAGNA  
Individually and as Successor Co-Trustee

Lauren A. Beadles  
Notary Public, State of Florida  
Lauren A. Beadles

My Commission Expires: June, 18, 2025

Signed, sealed and delivered  
in the presence of:

Angela R. Oglesby  
Witness

Angela R. Oglesby  
(type or print name)  
4641 W US Hwy 90  
Lake City, FL 32055  
address

Elizabeth Baures  
Witness

Elizabeth Baures  
(type or print name)  
4312 278th Terrace  
Braunford, FL 32008  
address

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization this 29th day of May, 2024, by HOLLY RANAE CASTAGNA, individually and as  
Successor Co-Trustee of THE JERRY CASTAGNA LIVING TRUST DATED APRIL 11, 2023, who is  
personally known to me or produced \_\_\_\_\_ as identification.



(NOTARIAL  
SEAL)

THE JERRY CASTAGNA LIVING TRUST  
DATED APRIL 11, 2023

By:

Holly R. Castagna  
HOLLY RANAE CASTAGNA  
Individually and as Successor Co-Trustee

Lauren A. Beadles  
Notary Public, State of Florida  
Lauren A. Beadles

My Commission Expires: June 18, 2025