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Prepared by and return to:

**JAMES F. GRAY, ESQ.**

**JAMES F. GRAY, P.A.**

**3615 B NW 13th Street**

**Gainesville, FL 32609**

**352-371-6303**

File Number: **WILSON LINDA 23**

Inst: 202312020664 Date: 11/02/2023 Time: 2:50PM  
Page 1 of 4 B: 1502 P: 260, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC [Signature]  
Deputy Clerk Doc Stamp-Deed: 2307.20

Parcel Identification No. **107S16-04172-000**

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture** made this **25th** day of **October, 2023** between **LINDA G. WILSON, a single woman**, whose post office address is **261 SW Shiloh Street, Fort White, FL 32038** of the County of **Columbia**, State of **Florida**, grantor\*, and **ALISON LYNN NOVACK, a single woman**, whose post office address is **422 SW Bucchi Glenn, 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:

**See Legal Description attached hereto as Exhibit A and incorporated herein.**

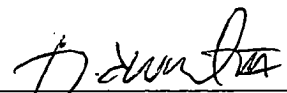

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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.

Signed, sealed and delivered in our presence:

  
Witness Name: Gordon Weidler  
  
Witness Name: Deirdre A. Gray

 (Seal)  
LINDA G. WILSON

State of Florida

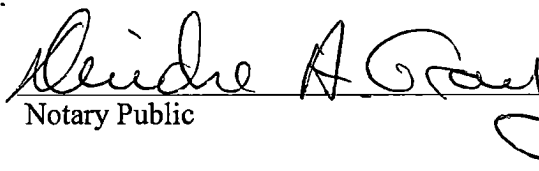
County of Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of October, 2023 by LINDA G. WILSON, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



DEIRDRE A. GRAY  
Notary Public  
State of Florida  
Comm# HH363684  
Expires 5/2/2027

  
Notary Public

Printed Name: DEIRDRE A. GRAY

My Commission Expires: May 2, 2027

## LEGAL DESCRIPTION

### EXHIBIT A

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the Southeast corner of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, and run South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10 and the Point of Beginning; thence continue South 86°54'59" West still along said South line of Section 10, a distance of 2646.76 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 10; thence North 02°56'02" West along the West line of said Southeast 1/4 of the Southwest 1/4, a distance of 671.48 feet; thence North 87°05'16" East, 2646.56 feet to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of Section 10, thence South 02°57'01" East along said East line 663.56 feet to the Point of Beginning.

**LESS AND EXCEPT:** That part contained within the maintained right of way of Frier Road (a county graded road).

**LESS AND EXCEPT:** Parcel designated as Lot "F" of a subdivided 40 acres (hereinafter call the subdivided 40 acres) known as the South 1/2 of the Southeast 1/4 of Southwest 1/4 and the South of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the Southeast corner of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, and run thence South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10; continue South 86°54'59" West along said South line of Section 10, a distance of 1990 feet to the Point of Beginning; thence continue South 86°54'59" West along said South line of Section 10, a distance of 656.76 feet; thence North 02°56'02" West a distance of 671.48 feet; thence North 87°05'16" East, a distance of 656.56 feet; thence South 02°57'01" East, a distance of 669.52 feet to the Point of Beginning.

**TOGETHER WITH AND SUBJECT TO** a non-exclusive easement for ingress, egress, drainage and utilities over and across a portion of the North 60 feet of the subdivided 40 acres, said easement extending from Frier Road on the East to the Easterly line of said Parcel "F", the same being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, and run South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10; thence North 02°57'01" West, a distance of 603.56 feet along Frier Road to the Point of Beginning; continue North 02°57'01" West 60 feet to the Northeast corner of said subdivided 40 acres; thence South 87°05'16" West, 1990 feet to the Northeast corner of Lot "F"; thence South 02°57'01" East, 60 feet along the Easterly boundary of Lot "F"; thence North 87°05'16" East, 1990 feet to the Point of Beginning.

**LESS AND EXCEPT:** Parcel designed as Lot B of a subdivided 40 acres (hereinafter called the subdivided 40 acres) known as the South 1/2 of the Southeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 7 South, Range 16 East, Columbia County, Florida and run South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10, being the Point of Beginning; continue South 86°54'59" West along said South line of Section 10, a distance of 672 feet; thence North 02°57'01" West, a distance of 325.26 feet; thence North 87°05'16" East, a distance of 672 feet; thence South 02°57'01" East, a distance of 323.25 feet to the Point of Beginning. Less right of way for county road.

**LESS AND EXCEPT:** Parcel designed as Lot A of a subdivided 40 acres (herein called the subdivided 40 acres) known as the South 1/2 of the Southeast 1/4 of the Southwest 1/4, and the South 1/2 of the Southwest 1/4, of the Southeast 1/4 of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 10, Township 7 South, Range 16 East, Columbia County, Florida and run South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of 10, a distance of 672 feet; thence North 02°57'01" West a distance of 325.26 feet to the Point of Beginning; thence continue North 02°57'01" West a distance of 340.31 feet; thence North 87°05'16" East, a distance 672 feet, thence South 02°57'01" East a distance of 340.31 feet, thence South 87°05'16" West a distance of 672 feet to the Point of Beginning.

**TOGETHER WITH AND SUBJECT TO** a non-exclusive easement for ingress and egress, drainage and utilities over and across a portion of the North 60 feet of the subdivided 40 acres, said easement extending from Frier Road on the East to the Westerly line of said Parcel "C", the same being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, and run thence South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10; thence North 02°57'01" West, a distance of 603.56 feet along Frier Road the Point of Beginning; continue North 02°57'01" West 60 feet to the Northeast corner of the said subdivided 40 acres; thence South 87°05'16" West, 1332 feet to the Northwest corner of Lot C; thence South 02°57'01" East, 60 feet along the West boundary of Lot C; thence North 87°05'16" East, 1332 feet to the Point of Beginning.

**LESS AND EXCEPT;** Parcel designed as Lot C of a subdivided 40 acres (herein called the subdivided 40 acres) known as the South 1/2 of the Southeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 7 South, Range 16 East, Columbia County, Florida, and run South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of the Southwest 1/4 of said Section 10; continue South 86°54'59" West along said South line of Section 10, a distance of 672 feet to the Point of Beginning; thence continue South 86°54'59" West along said South line of Section 10, a distance of 660 feet; thence North 02°57'01" West, a distance of 667.55 feet; thence North 87°05'16" East, a distance of 660 feet; thence South 02°57'01" East, a distance of 665.57 feet to the Point of Beginning.

**TOGETHER WITH AND SUBJECT TO** a non-exclusive easement for ingress, egress, drainage and utilities over and across a portion of the North 60 feet of the subdivided 40 acres, said easement extending from Frier Road on the East to the Westerly line of said Parcel "C", the same being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 7 South, Range 16 East, Columbia County, Florida and run South 86°54'59" West along the South line of said Section 10, a distance of 1323.38 feet to the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10; thence North 02°57'01" West, a distance of 603.56 feet along Frier Road to the Point of Beginning; continue North 02°57'01" West, 60 feet to the Northeast corner of the said subdivided 40 acres; thence South 87°05'16" West, 1332 feet to the Northwest corner of Lot C; thence South 02°57'01" East, 60 feet along the West boundary of Lot C; thence North 87°05'16" East, 1332 feet to the Point of Beginning.

Together with that certain 2014 Plantation doublewide mobile home with VIN LOHGA11314494A and VIN LOHGA11314494B and Title No. [REDACTED] and Title No. [REDACTED] which home is situated on the land.