

***This instrument prepared without benefit of
title search or legal opinion of title by:***

Susan L. Mikolaitis, Esq.
Bingham & Mikolaitis, P.A.
P.O. Box 1930
Alachua, Florida 32616-1930
File #24-053EP

Inst: 202412015540 Date: 07/19/2024 Time: 1:09PM
Page 1 of 3 B: 1519 P: 1334, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *le*
Deputy ClerkDoc Stamp-Deed: 0.70

A portion of Tax Parcel No. 04-7S-17-09891-003

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19th day of July, 2024, between **Joseph Medallion and Carolyn LiCausi Medallion**, husband and wife, whose post office address is PO Box 2411, High Springs, Florida 32655, Grantors, and **Michelle L. Kline**, whose post office address is P.O. Box 15, High Springs, FL 32655-0015, Grantee.

WITNESSETH that said Grantors, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have 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 IN ATTACHED EXHIBIT "A"

SUBJECT TO, and together with, all covenants, easements, reservations and restrictions of record, and taxes for the year 2024 and all subsequent years,

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

The Grantee, **Michelle L. Kline**, is the daughter of the Grantors named herein.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND said Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have a good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Susan L. Mikolaitis

Witness

Print: Susan L. Mikolaitis

Address: 14811 NW 140th Street, Alachua, FL 32615

Joseph Medallion

Joseph Medallion

Mary Lou Morrow

Witness

Print: Mary Lou Morrow

Address: 14811 NW 140th Street, Alachua, FL 32615

Carolyn LiCausi Medallion

Carolyn LiCausi Medallion

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me by means of physical presence on this 19 day of July, 2024 by **Joseph Medallion and Carolyn LiCausi Medallion**, who have produced Fla. Dr. Lic as identification.

My commission expires:
(SEAL)

Sign: Susan L. Mikolaitis

Print: Susan L. Mikolaitis

Notary Public, State of Florida

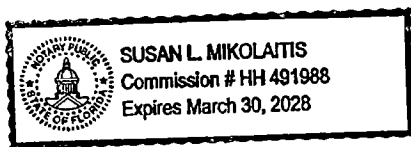


EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, OF COLUMBIA COUNTY, FLORIDA; THENCE RUN NORTH 01 DEGREES 52 MINUTES 52 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 4, 1266.34 FEET; THENCE RUN SOUTH 88 DEGREES 15 MINUTES 06 SECONDS WEST, 50.38 FEET TO A 4" X 4" CONCRETE MONUMENT; THENCE RUN SOUTH 88 DEGREES 15 MINUTES 06 SECONDS WEST, 946.17 FEET; THENCE RUN NORTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, 459.22 FEET TO AN IRON ROD AND CAP (PSM 5582) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 28 MINUTES 36 SECONDS WEST, 214.84 FEET TO AN IRON ROD AND CAP (LB 6894) ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE RUN NORTH 88 DEGREES 01 MINUTES 28 SECONDS EAST, ALONG SAID SOUTH LINE, 953.51 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF US HIGHWAY 441 (100' RIGHT OF WAY); THENCE RUN SOUTH 01 DEGREES 51 MINUTES 11 SECONDS EAST, 218.61 TO AN IRON ROD AND CAP (PSM 5582); THENCE RUN SOUTH 88 DEGREES 15 MINUTES 06 SECONDS WEST, 951.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.74 ACRES MORE OR LESS. SUBJECT TO EASEMENTS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.