

Prepared by and return to:

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File Number: 22-105D

Parcel Identification No. **24-5S-16-03707-012**

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Warranty Deed

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

This Indenture made this 20th day of May, 2022 between Awake, Inc., a Florida Corporation whose post office address is 1200 SW Orleans Street, Topeka, KS 66604 of the County of Shawnee, State of Kansas, grantor*, and William C. Durst and Troy Anita Durst, husband and wife whose post office address is 263 SW Beyond Court, Lake City, FL 32024 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:

Commence at the NW corner of the S 1/2 of the NW 1/4 of Section 24, Township 5 South, Range 16 East, Columbia County, Florida; thence run East 717.13 feet; thence run East 950.10 feet; thence run South 1,380.08 for POINT OF BEGINNING; thence run East 947.49 feet; thence run South 460.87 feet; thence run West 946.62 feet; thence run North 460.87 feet to POINT OF BEGINNING. A/K/A Tract 12 of Great South Timber Subdivision, an unrecorded Subdivision.

Together with a 2000 General Augustine mobile home, VIN Numbers GMHGA639900244A and GMHGA639900244B.

Together with a perpetual non-exclusive Ingress-Egress Easement over and across the following described lands:

Commence at the Northwest corner of the S 1/2 of the NW 1/4, Section 24, Township 5 South, Range 16 East, Columbia County, Florida and run thence S 89°45'31" E along the North line of said S 1/2 of NW 1/4 39.43 feet to the East right-of-way Line of Old Wire Road West; thence S 0°05'07" W along said East right-of-way line, 1505.49 feet; thence S 0°22'35" W along said East right-of-way line, 759.07 feet to the Southwest corner of Lot 7 of Paradise South a subdivision as recorded in Plat Book 6, Pages 67, and the POINT OF BEGINNING; thence continue S 0°22'35" W along said East right-of-way line 60.00 feet to the Northwest corner of Lot 8, Paradise South; thence S 89°45'31" E along the North line of said Lot 8, Paradise South, 674.57 feet to the Northeast corner of said Lot 8; thence S 89°58'38" E 975.74 feet; thence N 0°22'23" E 60.00 feet; thence N 0°22'23" E 939.57 feet; thence N 89°40'48" W 60.00 feet; thence S 0°22'23" W 939.57 feet; thence N 89°58'38" W 915.85 feet to the Southeast corner of Lot 7, Paradise South; thence N 89°45'31" W along the South line of said Lot 7, Paradise South, 674.45 feet to the East right-of-way line of Old Wire Road and the POINT OF BEGINNING.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

