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8724.01-21-025
1/28/2022

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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
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INT. φ
INDEX φ
CONSIDERATION φ

Inst: 202212001971 Date: 02/01/2022 Time: 4:07PM
Page 1 of 4 B: 1458 P: 743, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED made this 31st day of January, 2022, by and between JORDAN L. GREEN, as the duly qualified and acting Personal Representative of the Estate of KENNETH M. GREEN, deceased, whose mailing address is 203 NW Johns Pond Court, Lake City, Florida 32055, as Grantor, and JORDAN L. GREEN, whose mailing address is 203 NW Johns Pond Court, Lake City, Florida 32055, as Grantee.

WHEREAS, KENNETH M. GREEN (the "Decedent") died testate on January 27, 2021, and his estate has been probated in the Third Judicial Circuit Court of Columbia County, Florida, Probate Division, Case Number 2021-048-CP (the "Probate Proceedings"); and

WHEREAS, Grantor, JORDAN L. GREEN, herein named is the duly appointed and acting Personal Representative of Decedent's estate; and

WHEREAS, pursuant to article 4. of Decedent's Last Will and Testament, Decedent's entire estate, including, but not limited to, the real property and homestead property was devised to Grantee; and

WHEREAS, the herein described property is subject to the rights of the Personal Representative under Section 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. Use, sell, encumber or otherwise exercise control over the Property
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate,
 - b. to enforce contribution and equalize advancement,
 - c. for distribution; and

WHEREAS, having determined that the Property is not needed for any of the

foregoing purposes, except distribution, and that the Property should be released and distributed to Grantee, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in Grantee, free of all rights of the Personal Representative; and

WHEREAS, the purpose of this deed is to transfer the title to the herein described property from Decedent to the Grantee.

WITNESSETH.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Grantee, his heirs and assigns, the following described land located in Columbia County, Florida:

PARCEL ONE

Township 3 South, Range 16 East, Section 7, Columbia County, Florida
NE 1/4 of NE 1/4 of NW 1/4, subject to right of way for NW Ogden Loop, and NW Orange Pond Glen, South 1/2 of South 1/2 of SE 14 of NE 1/4, NE 1/4 of the SE 1/4, SE 1/4 of SE 1/4, less 10 acres off South side,
containing **90 acres**, more or less.

PARCEL TWO

Township 3 South, Range 16 East, Section 8, Columbia County, Florida
Begin at the SW corner of Section 8, run North 399 feet for Point of Beginning; thence run North 926 feet; thence East 1850 feet to West right of way of State Road No. 75; thence Southeasterly along said road 1046 feet; thence Southwesterly 2659.92 feet to Point of Beginning, being in South 1/2 of SW 1/4,
containing **41.2 acres**, more or less,
and also, Begin at Southwest corner of NE 1/4 of SW 1/4, and run North 413 feet to West right of way of State Road No. 75, thence Southwest along said road 552 feet; thence West 355 feet to Point of Beginning,
containing **1.6 acres**, more or less.

PARCEL THREE

Township 1 South, Range 17 East, Section 8, Columbia County, Florida
South 1/2 of SE 1/4 of NE 1/4, and NW 1/4 of the SE 1/4, lying North of Little Creek,
less and except West 8 acres,
containing **30.70 acres**, more or less.

PARCEL FOUR

Township 1 South, Range 17 East, Section 8, Columbia County, Florida
2/3rds interest in the following described property:
All of the NW 1/4 of SE 1/4 lying South of Little Creek and North of the northerly
right of way line of New Oak Grove Church Road and the Westerly 8 acres of NW
1/4 of SE 1/4 lying North of Little Creek,
containing **28.08 acres**, more or less.

PARCEL FIVE

Property located at 1241 S. Marion Avenue, Lake City, Florida, described as
follows:
Lots 6, 7, and 8 in Block A of the Re-survey of Wilderwood Addition to Lake City,
according to the map or plat thereof, recorded in the public records of Columbia
County, Florida, in Plat Book A, page 42.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the
rights, members and appurtenances thereof, to the same being, belonging, or in anywise
appertaining, to the only proper use, benefit and behoof of the said Grantee, his heirs, and
assigns, forever, in fee simple.

AND THE SAID Grantor, for his heirs, executors and administrators, will warrant and
forever defend the right and title to the above described property, unto the said Grantee,
his heirs and assigns, against the claims of all persons whomsoever.

TAX PARCEL NOS.: **07-3S-16-02029-006, 07-3S-16-02029-011, 07-3S-16-02029-007, 08-3S-16-02039-000, 07-3S-16-02029-012, 00-00-00-14255-000, 08-1S-17-04508-006, 08-1S-17-04508-013**

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

Bonnie S. Green
Witness
BONNIE S. GREEN
(Print/type name)

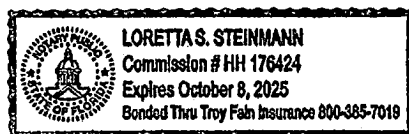
Jordan L. Green (SEAL)
JORDAN L. GREEN
as Personal Representative of
the Estate of KENNETH M. GREEN

Loretta S. Steinmann
Witness
Loretta S. Steinmann
(Print/type name)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of January, 2022, by JORDAN L. GREEN, as Personal Representative of the Estate of KENNETH M. Green, deceased, for and on behalf of the Estate, who is personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: