

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Andrew J. Decker, III, Esquire
Andrew J. Decker, III PLLC
320 White Avenue
Live Oak, Florida 32064

The Preparer of this Instrument has Performed No Title Examination nor has the Preparer Issued any Title Insurance or Furnished any Opinion Regarding the Title, Existence of Liens, the Quantity of Lands included, or the Location of the Boundaries. The Names, Addresses, Tax Identification Numbers and Legal Description Furnished by Parties to this Instrument.

Inst: 202112015168 Date: 07/29/2021 Time: 3:08PM
Page 1 of 4 B: 1443 P: 1869, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 1750.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 1st day of June, 2021, by and between Russell S. DePratter, whose address is 11214 129th Road, Live Oak, Florida 32060, and Darrell W. Hunt and Kathy Hunt, whose address is 119 N.W. Ethan Place, Lake City, Florida 32055, hereinafter referred to as Grantors, and by Logan Hunter Koon, whose address is 6099 S.W. 67th Street, Lake Butler, Florida 32054, and Tammy Jalane Koon, whose address is 209 S.W. Morning Glory, Lake City, Florida 32024, as joint tenants with right of survivorship, hereinafter referred to as Grantees,

W I T N E S S E T H:

THE GRANTORS, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to them in hand paid by the Grantees, the receipt and sufficiency whereof are hereby acknowledged, have granted, conveyed, transferred, bargained and sold unto the Grantees, their successors and assigns forever, the following described land situate, lying and being in Columbia County, Florida:

Parcel No. 4-A (Britt Surveying Work Order L-26089C):

Begin at the SE corner of Lot 4, Forest View Subdivision, as per the plat thereof recorded in Plat Book 9, Pages 86 and 87, of the Public Records of Columbia County, Florida, thence run N. 88°14'09" E., 557.62 feet; thence run N. 00°43'03" W., 331.97 feet; thence run S. 88°18'00" W., 567.12 feet to the NE corner of the aforementioned Lot 4; thence run S. 02°21'19" E., along the East line of said Lot 4, 332.57 feet to the Point of Beginning, all in Section 34, Township 4 South, Range 18 East, Columbia County, Florida.

Parcel No. 4 (Britt Surveying Work Order L-26089):

Commence at the SW corner of the SE 1/4 of the SW 1/4, Section 34, Township 4 South, Range 18 East, Columbia County, Florida, and run thence N. 87°56'47" E. 713.33 feet; thence run N. 02°27'06" W., 1121.60 feet to the Point of Beginning;

thence continue N. 02°27'06" W., 223.68 feet; thence run N. 87°56'17" E. 641.17 feet; thence N. 01°02'09" W., 446.28 feet; thence N. 88°20'33" E., 1047.87 feet to the West maintained right-of-way line of S.E. Tullie Beach Terrace; thence S. 00°39'00" E., along said West right-of-way line 296.31 feet to a point of curve to the left having a radius of 271.90 feet and an included angle of 31°25'23"; thence run Southeasterly along the arc of said curve an arc distance of 149.12 feet, said curve being subtended by a chord bearing of S. 14°59'53" E., and a chord bearing of 147.26 feet; thence S. 38°06'14" E., still along said West right-of-way line 240.91 feet to a point of curve to the right having a radius of 540.26 feet and an included angle of 03°42'50"; thence run Southeasterly along the arc of said curve an arc distance of 35.02 feet, said curve being subtended by a chord bearing of S. 25°21'40" E., and a chord distance of 35.01 feet; thence S. 88°03'59" W., leaving said West right-of-way line 1876.75 feet to the Point of Beginning, containing 17.26 acres, more or less, LESS AND EXCEPT a parcel of land more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SW 1/4, Section 34, Township 4 South, Range 18 East, Columbia County, Florida, and run thence N. 87°56'47" E, 713.33 feet; thence N. 02°27'06" W., 1121.60 feet; thence continue N. 02°27'06" W., 223.68 feet; thence N. 87°56'17" E., 641.17 feet; thence N. 01°02'09" W., 332.00 feet to the Point of Beginning; thence continue N. 01°02'09" W., 114.28 feet; thence N. 88°20'33" E., 1047.87 feet to the West maintained right-of-way line of S.E. Tullie Beach Terrace; thence S. 00°39'00" E., along said West right-of-way line 114.29 feet; thence S. 88°20'33" W., 1047.10 feet to the Point of Beginning, containing 2.75 acres, more or less.

Parcel No. 5 (Britt Surveying Work Order L-26089):

Commence at the SW corner of the SE 1/4 of the SW 1/4, Section 34, Township 4 South, Range 18 East, Columbia County, Florida, and run thence N. 87°56'47" E., 713.33 feet; thence N. 02°27'06" W., 574.12 feet to the Point of Beginning; thence continue N. 02°27'06" W., 574.48 feet; thence N. 88°03'59" E., 1876.75 feet to the West maintained right-of-way line of S.E. Tullis Beach Terrace, said point being on a curve to the right having a radius of 540.26 feet and an included angle of 20°00'56"; thence run Southeasterly along the arc of said curve an arc distance of 188.73 feet, said curve having a chord bearing of S. 13°29'47" E., and a chord bearing of 187.77 feet; thence still along said west right-of-way line S. 03°58'09" E., 363.36 feet; thence S. 88°03'59" W., leaving said West right-of-way line 1922.35 feet to the Point of Beginning, containing 24.01 acres, more or less.

Parcel No. 6 (Britt Surveying Work Order L-26089):

Commence at the SW corner of the SE 1/4 of the SW 1/4, Section 34, Township 4 South, Range 18 East, Columbia County, Florida, and run thence N. 87°56'47" E.,

713.33 feet to the Point of Beginning; thence continue N. 87°56'47" E., 1937.43 feet to the West maintained right-of-way line of S.E. Tullie Beach Terrace; thence N. 03°58'09" W., along said West right-of-way line 570.76 feet; thence S. 88°03'59" W., leaving said West right-of-way line 1922.35 feet; thence S. 02°27'06" E., 574.48 feet to the Point of Beginning, containing 25.36 acres more or less.

Note: The Grantor, Russell S. DePratter, is a married man but does not reside nor claim any of the above property as his homestead.

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

TO HAVE AND TO HOLD, the same in fee simple forever, and the Grantors do hereby covenant that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors do fully warrant the title to said land will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

IN WITNESS WHEREOF the Grantors have executed this Special Warranty Deed on the date first above written.

Signed, sealed and delivered in the presence of these witnesses:

David Davis
Witness Signature
Witness Name: David Davis

Annate Clark
Witness Signature
Witness Name: Annate Clark
As to All Grantors

Russell S. DePratter
RUSSELL S. DePRATTER

Darrell W. Hunt
DARRELL W. HUNT

Kathy Hunt
KATHY HUNT

STATE OF FLORIDA

COUNTY OF COLUMBIA

I CERTIFY that the foregoing instrument was acknowledged before me by Russell S. DePratter, Darrell W. Hunt and Kathy Hunt, who were physically present, and they acknowledged before me that they executed the same for the purposes expressed therein being personally known or having produced a Florida Driver's License.

WITNESS MY HAND AND OFFICIAL SEAL in the County and State last of aforesaid as of this 1st day of June, 2021.

Lorie Norris
Notary Signature
Notary Public: LORIE NORRIS
Notary Stamp:

