

#50392  
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Prepared by and return to:  
Lauren Kohl  
Gibson, Kohl & Wolff, P.L.  
414 South Tamiami Trail  
Osprey, FL 34229  
File Number: 22031

Inst: 202112009305 Date: 05/10/2021 Time: 9:59AM  
Page 1 of 5 B: 1437 P: 570, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 2065.00

Consideration: \$295,000.00

44100  
206500

### General Warranty Deed

Made this May 7, 2021 By **Russell S. Depratter, a married man and Darrell W. Hunt and Kathy Hunt, husband and wife**, whose post office address is: 11214 129th Road, Live Oak, Florida 32060, hereinafter called the grantor, to **Martin E. Remillard**, whose post office address is: 213 Arno Road, Venice, Florida 34293, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

See Attached Exhibit "A"

Parcel ID Number: 34-4s-18-10550-000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon, nor is it contiguous or adjacent thereto.

Subject to taxes for 2021 and subsequent years; covenants, conditions, declarations, restrictions, easements, reservations and limitations of record, if any.

**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.

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**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Signature: (1) J. Chen

Witness # 1 Printed Name: (1) J. Chen

Witness Signature: (2) [Signature]

Witness # 2 Printed Name: (2) STEPHEN DOUGLAS

[Signature] (Seal)

**Russell S. Depratter**  
Address: 11214 129th Road, Live Oak, Florida 32060

State of Florida  
County of Columbia

I am a Notary Public of the State of Florida, and my commission expires on July 28, 2024. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this April 27, 2021, by Russell S. Depratter, a married man, who is/are personally known to me or who produced Driver License as identification.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



Seal

Prepared by and return to:  
Lauren Kohl  
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414 South Tamiami Trail  
Osprey, FL 34229  
File Number: 22031

*Signed, sealed and delivered in our presence:*

Witness Signature: (1) [Signature] (Seal)  
Witness # 1 Printed Name: (1) J. Ghese Morris  
Address: 119 NW Ethan Place, S105, Lake City, Florida 32055

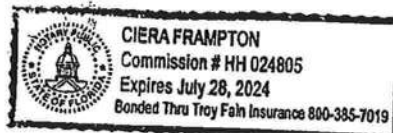
Witness Signature: (2) [Signature] (Seal)  
Witness # 2 Printed Name: (2) STEPHEN DOUGLAS  
Address: 119 NW Ethan Place, S105, Lake City, Florida 32055

State of Florida  
County of Columbia

I am a Notary Public of the State of Florida, and my commission expires on July 28, 2024. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this April 27, 2021, by Darrell W. Hunt and Kathy Hunt, husband and wife, who is/are personally known to me or who produced Driver License as identification.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

Seal



Parcel ID # 34-4s-18-10550-000

File # 22031

## EXHIBIT A

### PARCEL 1:

COMMENCE AT THE NW CORNER OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4, SECTION 34, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.01°02'09"E., 926.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°02'09"E., 578.43 FEET; THENCE N.88°03'59"E., 1342.87 FEET; THENCE N.01°00'07"W., 719.66 FEET; THENCE S.82°04'31"W., 1352.89 FEET TO THE POINT OF BEGINNING. CONTAINING 20.01 ACRES MORE OR LESS. SUBJECT TO ROAD RIGHT-OF-WAY.

### PARCEL 2:

BEGIN AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 34, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N.01°02'09"W., 446.35 FEET; THENCE N.88°03'59"E., 1342.87 FEET; THENCE S.01°00'07"E., 444.80 FEET; THENCE S.87°59'56"W., TO THE WEST MAINTAINED RIGHT-OF-WAY LINE OF SE TULLIE BEACH TERRACE 13.59 FEET; THENCE S.01°32'13"E., ALONG SAID WEST RIGHT-OF-WAY LINE 206.32 FEET; THENCE S.88°03'59"W., LEAVING SAID WEST RIGHT-OF-WAY LINE 1330.82 FEET; THENCE N.01°02'09"W., 204.81 FEET TO THE POINT OF BEGINNING. CONTAINING 20.01 ACRES MORE OR LESS. SUBJECT TO ROAD RIGHT-OF-WAY.

### PARCEL 3:

COMMENCE AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 34, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.01°02'09"E., 204.81 FEET; THENCE CONTINUE S.01°02'09"E., 693.42 FEET; THENCE N.88°20'33"E., 1047.87 FEET TO A POINT ON A CURVE ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF SE TULLIE BEACH ROAD, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 233.49 FEET, AND AN INCLUDED ANGLE OF 42°44'58"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 174.21 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.29°02'23"E., AND A CHORD DISTANCE OF 170.20 FEET; THENCE STILL ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE N.46°06'18"E., 166.71 FEET TO A POINT OF CURVE BEING CONCAVE TO THE LEFT HAVING A RADIUS OF 208.84 FEET AND AN INCLUDED ANGLE OF 50°09'29"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 182.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.25°03'13"E., AND A CHORD DISTANCE OF 177.04 FEET; THENCE STILL ALONG SAID WEST RIGHT-OF-WAY LINE N.01°32'13"W., 280.95 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE S.88°03'59"W., 1330.82 FEET TO THE POINT OF BEGINNING. CONTAINING 20.01 ACRES MORE OR LESS.

### PARCEL 3A:

BEGIN AT THE SW CORNER OF LOT 2, FOREST VIEW, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 86 AND 87 AND RUN THENCE N.88°17'34"E., 1262.37 FEET; THENCE S.01°02'09"E., 60.01 FEET; THENCE S.88°17'34"W., 1257.85 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID FOREST VIEW AND THE EAST RIGHT-OF-WAY LINE OF CR 241; THENCE N.05°01'32"W., ALONG SAID EAST RIGHT-OF-WAY LINE, 60.10 FEET TO THE POINT OF BEGINNING.

### PARCEL 4A:

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 SE TULLIE BEACH ROAD; 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 7:

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., 2674.69 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF SE TULLIE BEACH TERRACE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.87°56'47"E., LEAVING SAID EAST RIGHT-OF-WAY LINE 31.26 FEET; THENCE N.01°56'02"W., 2138.90 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF SE TULLIE BEACH TERRACE, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 240.35 FEET AND AN INCLUDED ANGLE OF 34°46'35"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 145.89 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S.32°27'41"W., AND A CHORD DISTANCE OF 143.66 FEET; THENCE S.46°06'18"W., STILL ALONG SAID WEST RIGHT-OF-WAY LINE 168.01 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 207.17 FEET AND AN INCLUDED ANGLE OF 42°36'10"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 154.04 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S.29°11'54"W., AND A CHORD DISTANCE OF 150.52 FEET; THENCE S.00°00'52"E., STILL ALONG SAID EAST RIGHT-OF-WAY LINE 305.99 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 249.12 FEET AND AN INCLUDED ANGLE OF 28°06'56"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 122.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S.16°07'36"E., AND A CHORD BEARING OF 121.02 FEET; THENCE RUN S.38°06'14"E., STILL ALONG SAID EAST RIGHT-OF-WAY LINE 243.66 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 563.39 FEET AND AN INCLUDED ANGLE OF 23°49'15"; THENCE RUN ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 234.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF S.15°24'22"E., AND A CHORD DISTANCE OF 232.55 FEET; THENCE S.04°01'02"E., STILL ALONG SAID EAST RIGHT-OF-WAY LINE 934.79 FEET TO THE POINT OF BEGINNING. CONTAINING 6.33 ACRES MORE OR LESS.