

PREPARED BY/RETURN TO
John J Kendron
PO Box 1178
Lake City, Florida 32056

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. Then Names, Addresses and Legal Description Furnished by Parties to this Instrument.

Inst: 202012019123 Date: 11/13/2020 Time: 9:27AM
Page 1 of 2 B: 1425 P: 2689, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Denutv ClerkDoc Stamp-Deed: 0.70

GUARDIAN'S DEED

This indenture, made this 6th day of November, 2020, between ARLENE SCHRETMANN LAVIGNE, as guardian of the property for KURT V. SCHRETMANN, a married person, whose address is 711 Maynard Avenue, Florence, South Carolina 29505, grantor, and KURT SCHRETMANN, a single person, whose mailing address is 6568 SW County Road 240, Lake City, Florida 32024, grantee,

WITNESSETH:

That the said grantor, for and in consideration of the sum of \$10.00, to her in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described real property in Columbia County, Florida, to wit:

SEE EXHIBIT A ATTACHED.

Property Appraiser's Parcel Identification Number: 10-5S-16-03525-009

NB: The property described herein does not constitute the homestead property of the Grantor named herein nor is it contiguous thereto.

NB: An Order of Restoration of Capacity was entered in Guardianship File No.: 2011-26-GR, Columbia County, Florida, on November 4, 2020 and the purpose of this deed is to transfer possession and control to the owner, Kurt V. Schretzmann.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the grantee, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF the grantor, as the Guardian of the Property of Kurt V. Schretzmann, has signed and sealed these presents the day and year first above written.

Signed and sealed in the presence of:

Mary Driggers
Print Witness Name: Mary Driggers

John J. Kendron
Print Witness Name: John J. Kendron

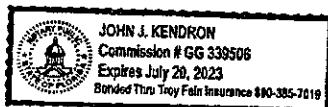
Arlene Schretzmann Lavigne
ARLENE SCHRETMANN LAVIGNE, as
Guardian of the Property for Kurt V. Schretzmann

STATE OF FLORIDA

§
§
§

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the this 6th day of November, in the year 2020 by ARLENE SCHRETMANN LAVIGNE, who is personally known to me or who has produced WPA as identification.



John J. Kendron
Signature of Notary
(seal)

Parcel A

Commence at the Northwest corner of the Southwest ¼, Section 10, Township 5 South, Range 16 East, Columbia County, Florida, and run thence S 01 degrees 27' 07" E, along the West line of said Section 10, 73.83 feet to the South right of way line of County Road Number C-240, thence N 86 degrees 45' 25" E, along said South right of way line, 1662.57 feet to the POINT OF BEGINNING; thence continue N 86 degrees 45' 25" E, along said South right of way line, 221.04 feet to the Point of Curvature of a curve; thence Easterly along said curve concave to the left having a radius of 1427.39 feet, a chord bearing N 84 degrees 33' 28" E, 109.49 feet, an arc length of 109.51 feet, and a delta of 04 degrees 15' 41"; thence S 01 degree 31' 42" E, 653.24 feet; thence N 88 degrees 33' 01" E, 329.50 feet; thence S 01 degree 31' 42" E, 662.35 feet to the South line of the NE ¼ of the SW ¼ of Section 10; thence S 88 degrees 31' 53" W along said South line 659.14 feet; thence N 01 degree 33' 52" W, 1301.67 feet to the POINT OF BEGINNING, subject to ingress/egress easement;

Parcel B

Commence at the Northwest corner of the Southwest ¼, Section 10, Township 5 South, Range 16 East, Columbia County, Florida, and run thence S 1 degree 27' 07" E, along the West line of said Section 10, 73.83 feet to the South right of way line of County Road Number C-240, thence N 86 degrees 45' 25" E, along said South right of way line, 1884.89 feet to the point of curvature of a curve; thence Easterly along said curve concave to the left having a radius of 1437.39 feet along a chord bearing N 84 degrees 33' 28" E, 109.49 feet, an arc length of 109.51 feet and a delta of 04 degrees 15' 41", to the POINT OF BEGINNING; thence continue along a curve having a radius of 1472.39 feet, a chord bearing of N 81 degrees 04' 36" E, 69.39 feet and an arc distance of 69.40 feet to the North line of said SW ¼; thence N 88 degrees 31' 41" E along said North line, 260.69 feet; thence S 01 degree 31' 42" E, 662.36 feet; thence S 88 degrees 33' 01" W, 329.50 feet; thence N 01 degree 31' 42" W, 653.24 feet to the POINT OF BEGINNING, subject to an ingress/egress easement.

Parcel C

Begin at the Southeast corner of NE ¼ of SW ¼ of Section 10, Township 5 South, Range 16 East, Columbia County, Florida, and run thence N 01 degree 32' 37" W, along the East line of said NE ¼ of SW ¼, 662.57 feet; thence S 88 degrees 33' 01" W, 331.81 feet; thence S 01 degree 31' 42" E, 662.35 feet to the South line of said NE ¼ of SW ¼; thence N 88 degrees 31' 53" E, along said South line, 331.89 feet to the POINT OF BEGINNING.

Together with an easement for ingress/egress;

Commence at the Northwest corner of the Southwest ¼, Section 10, Township 5 South, Range 16 East, Columbia County, Florida, and run thence S 1 degree 27' 07" E, along the West line of said Section 10, 73.83 feet to the South right of way line of County Road Number C-240, thence N 86 degrees 45' 25" E, along said South right of way line, 1884.89 feet to the Point of curvature of a curve; thence Easterly along said curve concave to the left having a radius of 1427.39 feet, a chord bearing N 84 degrees 51' 04" E, 94.42 feet, an arc length of 94.44 feet, and a delta of 03 degrees 40' 29" to the POINT OF BEGINNING; thence continue along a curve having a radius of 1472.39 feet, a chord bearing N 82 degrees 25' 36" E, 30.17 feet, an arc length of 30.17 feet and a delta of 01 degree 10' 26"; thence S 01 degree 31' 42" E, 335.36 feet; thence N 88 degrees 28' 18" E, 25.00 feet; thence S 01 degree 31' 42" E, 167.75 feet; thence S 88 degrees 28' 18" W, 25.00 feet; thence S 01 degree 31' 42" E, 151.82 feet; thence N 88 degrees 33' 01" E, 314.50 feet; thence S 01 degree 31' 42" E, 30.00 feet; thence S 88 degrees 33' 01" W, 344.50 feet; thence N 01 degree 31' 42" W, 681.71 feet to the POINT OF BEGINNING.