

PREPARED BY & RETURN TO:

Name: King & Mannion, P.A.
Address: 2219 Park Street
Jacksonville, FL 32204
File No. Russell/Sedgwick

Parcel No.: R01594-002

23003583

\$330000⁰⁰

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **22nd day of August, 2023**, by **Randall L. Madison and Melissa H. Russell, Husband and Wife**, hereinafter called the Grantor, **Kevin Sedgwick and Gloria Sedgwick, Husband and Wife**, whose post office address is **5750 NW Falling Creek Road, White Springs, FL 32096**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of **Columbia**, State of Florida, viz:

All that certain parcel of land lying and being in the County of Columbia and State of Florida, more particularly described as follows:

Begin -at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 2 South, Range 16 East, Columbia County, Florida and run North 00°11'24" West, along the West line thereof, 413.22 feet; thence North 89°13'58" East, 1,327.30 feet to the East line of said Southwest 1/4 of Southeast 1/4; thence continue North 89°13'58" East, 124.04 feet to the West right-of-way line of Northwest Falling Creek Road and to a point on a curve of a curve being concave to the Northeast, having a radius of 755.00 feet and an included angle of 20°12'22"; thence run Southeasterly along the arc of said curve, along said right-of-way line, an arc distance of 266.26 feet to the end of said curve, also being subtended by a chord bearing and distance of South 16°09'29" East, 264.88 feet; thence continue along said right-of-way line South 26°18'11" East, 176.52 feet to the South line of the Southeast 1/4 of the Southeast 1/4; thence South 89°16'35" West, along said South line, 274.64 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4; thence South 89°17'17" West, along the South line of said Southwest 1/4 of the Southeast 1/4, 1,328.66 feet to the Point of Beginning.

a/k/a 5750 NW Falling Creek Road, White Springs, FL 32096

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

THE SUBJECT PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS,
RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantors hereby covenant with the Grantees 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 and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Alicia Tulowitz
Witness Signature
Printed Name: Alicia Tulowitz

Randall L. Madison L.S.
Name: Randall L. Madison
Address: 479 NW Frog Hollow Way, White Springs, FL
32096

Alberta Riker
Witness Signature
Printed Name: Alberta Riker

Melissa H. Russell L.S.
Name: Melissa H. Russell
Address: 479 NW Frog Hollow Way, White Springs, FL
32096

STATE OF New York
COUNTY OF Sullivan

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August, 2023, by Randall L. Madison and Melissa H. Russell, who are personally known to me or who have produced Deirens License as identification.

NOMA M. LACEY
Notary Public, State of New York
NYS Reg. No. 01LA5088238
Qualified in Delaware County
Commission Expires Nov. 17, 2025

Noma M. Lacey
Signature of Notary
Printed Name: Noma M. Lacey
My commission expires: November 17, 2025