


Prepared by and return to:
Robin Murphy
TITLE INSURORS OF FLORIDA
150 2nd Avenue North, Suite 201
St. Petersburg, Florida 33701
File Number: CPR-24-0107
Documentary Stamps: 630.00

Inst: 202412008946 Date: 04/30/2024 Time: 11:44AM
Page 1 of 2 B: 1513 P: 1342, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy ClerkDoc Stamp-Deed: 630.00

General Warranty Deed

Made this 26th day of April, 2024 A.D. By **Melissa Ann Chonsky, a single woman**, whose address is: 5024 75th Street N., St. Petersburg, Florida 33709, hereinafter called the grantor, to **Ingrid Iona Ebner-Herzog and Hansi M. Herzog, wife and husband, and Kinga E. Ebner and David Richard Menzel, wife and husband**, as Joint Tenants with full rights of survivorship whose post office address is: 17145J W. Bluemound Road, #154, Brookfield, Wisconsin 53005, 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:

Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 5 South, Range 16 East, Columbia County, Florida. (a/k/a Tract 7, Jr. Dicks tract unrecorded)

Grantor grants to Grantee a perpetual non-exclusive Ingress-Egress Easement over and across the North 30 feet of S1/2 of NE 1/4 of SE 1/4; and over across the South 30 feet of N 1/2 of NE 1/4 of SE 1/4; and over and across the North 30 feet of SE 1/4 of NW 1/4 of SE 1/4 and over and across the East 30 feet of North 30 feet of SW 1/4 of NW 1/4 of SE 1/4 and over and across the South 30 feet and the West 30 feet of NE 1/4 of NW 1/4 of SE 1/4; and over and across the East 30 feet of NW 1/4 of NW 1/4 of SE 1/4; and over and across the West 30 feet of SE 1/4 of SW 1/4 of NE 1/4 and over and across the East 30 feet of SW 1/4 of SW 1/4 of NE 1/4; and over and across the West 30 feet of NE 1/4 of SW 1/4 of NE 1/4, Columbia County, Florida.

Parcel ID Number: 30-5S-16-03738-007

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 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, 2023

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:

Sign: _____

Witness Printed Name Melanie Rhea Goodman

Witness Address: 6416 Stonestrow Cir N

St Petersburg FL 33710

Sign: _____

Witness Printed Name Jacquelyn Richards

Witness Address: 3868 Lake Blvd

Clearwater, FL 33762

Melissa Ann Chonsky (Seal)
Melissa Ann Chonsky

(Seal)

State of Florida
County of Pinellas

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or { } online notarization, this April 26, 2024, by Melissa Ann Chonsky, { } who is/are personally known to me or ☒ who has produced DL as identification.



Melanie Rhea Goodman
Notary Public
Print Name: Melanie Rhea Goodman
My Commission Expires: 01-11-2025