

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
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(386) 418-8183
File No 23-052

Parcel Identification No 02-6S-16-03766-135

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 10th day of March, 2023 between Jason D. McCourt, a married person, and Kyle Brenden Suggs, a **MARRIED** person, whose post office address is 3435 Spivey Road, #5, Lakeland, FL 33810, of the County of Polk, State of Florida, Grantors, to Bart J. Drake and Leslie A. Drake, a married couple, as joint tenants, whose post office address is 298 Shadow Ridge Court, Marco Island, FL 34145, of the County of , State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

PARCEL 35 OF APALACHEE TRACE

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 01 DEGREES 18'53" W. ALONG THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 157.92 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60.00 FOOT PRIVATE ROAD, THENCE S. 65 DEGREES 42' 05"E. ALONG SAID SOUTHERLY LINE 696.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.65 DEGREES 42'05" E. ALONG SAID SOUTHERLY LINE 477.06 FEET; THENCE S.24 DEGREES 17'55" W. 914.00 FEET; THENCE N.65 DEGREES 42'05" W.477.06 FEET; THENCE N.24 DEGREES 17'55" E. 914.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: A UTILITY EASEMENT ACROSS THE NORTHERLY 15.00 FEET THEREOF.

PARCEL 36 OF APALACHEE TRACE:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.01 DEGREES 18'53" W. ALONG THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 157.92 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60.00 FOOT PRIVATE ROAD; THENCE S.65 DEGREES 42'05" E. ALONG SAID SOUTHERLY LINE 354.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, THENCE CONTINUE S.65 DEGREES 42'05"E. STILL ALONG SAID SOUTHERLY LINE 341.67 FEET; THENCE S.24 DEGREES 17'55" W. 914.00 FEET; THENCE N. 65 DEGREES 42'05" W. 257.97 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE N.01 DEGREES 18'53" W. ALONG SAID WEST LINE OF SECTION 2 A DISTANCE OF 855.69 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: A UTILITY EASEMENT ACROSS THE NORTHERLY 15.00 FEET THEREOF.

TOGETHER WITH:

SECTION 2, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA:

A strip of land 60.00 feet in width, for the purpose of ingress and egress, lying 30.00 feet each side of and adjacent to the following described centerline: COMMENCE at the Northwest corner of said Section 2 and run S.01°18'53"E. along the West line of said Section 2 a distance of 529.26 feet; thence S.77°05'34"E. 521.71 feet to the POINT OF BEGINNING of herein described centerline; thence continue S.77°05'34"E. 1081.26 feet to a point on the North line of the Southwest 1/4 of said Section 2; thence continue S.01°18'53"E. still parallel to the West line of said Section 2 a distance of 576.46 feet to a

point herein designated as POINT "A"; thence S.27°38'37"W. 1453.69 feet; thence S.01°18'53"E. parallel to the West line of said Section 2 a distance of 644.96 feet to a point on the Northerly maintained Right-of-Way line of Herlong Road and the TERMINAL POINT of herein described centerline.

ALSO:

A strip of land 60.00 feet in width, for the purpose of ingress and egress, lying 30.00 feet each side of and adjacent to the following described centerline. BEGIN at above designated POINT "A" and run N.65°42'05"W. 1294.01 feet to a point on the South line of the Northwest 1/4 of said Section 2; thence continue N.65°42'05"W. 429.16 feet to a point on the West line of said Section 2 and the TERMINAL POINT of herein described centerline.

ALSO:

A strip of land 60.00 feet in width, for the purpose of ingress and egress, lying 30.00 feet each side of and adjacent to the following described centerline: BEGIN at above designated POINT "A" and run S.65°42'05"E. 934.72 feet to the TERMINAL POINT of herein described centerline.

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to Jason D. McCourt's homestead, which is located at 3435 Spivey Road, #5, Lakeland, FL 33810 or Kyle Suggs' homestead, which is located at 107 Linton Lane, Guyton, GA 31312.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that 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.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Katelynn M Hartley

WITNESS #1

PRINT NAME: Katelynn M Hartley

Caprell H W 8

WITNESS #2

PRINT NAME: Legueta L Wiggins

Jason D. McCourt

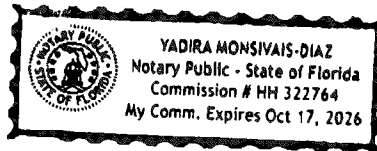
Jason D. McCourt

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 28 day of February, 2023, by Jason D McCourt.

[Signature]
Signature of Notary Public

Print/Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: Florida Driver License

Catherine Lott
WITNESS #1
PRINT NAME: Catherine Lott

Caleb Brown
WITNESS #2
PRINT NAME: Caleb Brown

Kyle B. Suggs
Kyle Brenden Suggs

STATE OF Georgia
COUNTY OF Effingham

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 10th day of March, 2023, by Kyle Brenden Suggs.

Ulyssa Spencer
Signature of Notary Public
Print, Type/Stamp Name of Notary Ulyssa Spencer

Personally Known: _____ OR Produced Identification: ✓
Type of Identification
Produced: Driver's License

