

DS# 75600

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PREPARED BY & RETURN TO:

Name: Brooke Parrish, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 24-05008
Parcel No.: 01439-610

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 31st day of May, 2024, by **DEBORAH KONDRAD**, A WIDOW, hereinafter called the Grantor, to **JON KEVIN MCCOY** and **SONYA ANN MCCOY**, HUSBAND AND WIFE, whose post office address is 7740 OLD WIRE ROAD, FORT WHITE, FL 32038, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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:

Please see the attached Exhibit "A"

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2024 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 Grantor hereby covenants with the Grantees 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and 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 the presence of:

Thomas J. Duncan
Witness Signature
Printed Name: Thomas J. Duncan
Address: 757 W Duval St. Lake City, FL 32055
Brooke Parrish
Witness Signature
Printed Name: Brooke Parrish
Address: 757 W Duval St. Lake City, FL 32055

Deborah Kondrad L.S.
Name: **DEBORAH KONDRAD**
Address: 8925 NW COUNTY ROAD 241, LAKE BUTLER, FL 32054

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of May, 2024, by **DEBORAH KONDRAD**, who is personally known to me or who has produced DL as identification.



BROOKE PARRISH
Notary Public
State of Florida
Comm# HH472042
Expires 12/11/2027

Brooke Parrish
Signature of Notary
Printed Name: Brooke Parrish
My commission expires: 12/11/27

Wilson Acres — Parcel 10

A parcel of land in Section 1, Township 7 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of said Section 1 a distance of 633.02 feet; thence South 00°15'08" East a distance of 88.01 feet to the POINT OF BEGINNING, said point also being a point on the Southerly maintained right-of-way line of Powell Road (a graded road); thence continue South 00°15'08" East a distance of 211.99 feet; thence South 00°31'36" East a distance of 800.49 feet; thence South 89°28'24" West a distance of 464.80 feet; thence North 00°15'08" West a distance of 1018.27 feet to a point on the Southerly maintained right-of-way line of Powell Road (a graded road); thence Easterly along said Southerly maintained right-of-way line of Powell Road (a graded road) a distance of 134.49 feet; thence Southeasterly still along said Southerly maintained right-of-way line of Powell Road (a graded road) a distance of 228.56 feet; thence Northeasterly still along said Southerly maintained right-of-way line of Powell Road (a graded road) a distance of 99.30 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Wilson Acres - Easement E

An easement 60 feet in width, for river access purposes, being more particularly described as follows:
COMMENCE at the Northwest corner of the Northeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°31'46" West along the North line of said Section 1 a distance of 210.61 feet to the POINT OF BEGINNING; thence South 23°00'02" West a distance of 78.16 feet to a point on the Southerly maintained Right-of-Way line of Powell Road (a graded road); thence Northwesterly along said Southerly maintained Right-of-Way line of Powell Road (a graded road) a distance of 43.73 feet; thence South 89°31'46" West along a line parallel to the North line of said Section 1 a distance of 1532.77 feet to a point on the approximate mean highwater line of the Santa Fe River; thence Northeasterly along and with the meander of said approximate mean highwater line of the Santa Fe River a distance of 259 feet, more or less, to a point on the North line of said Section 1; thence North 89°31'46" East along said North line of Section 1 a distance of 1366.53 feet to the POINT OF BEGINNING. SUBJECT TO: That part within the maintained Right-of-Way of Powell Road.