

This Instrument Prepared By:  
JERRY J. CASTAGNA  
1014 NW Lake City Avenue  
Lake City, Florida 32055  
Return To:  
JERRY J. CASTAGNA  
1014 NW Lake City Avenue  
Lake City, Florida 32055

Inst: 202312018797 Date: 10/06/2023 Time: 2:13PM  
Page 1 of 2 B: 1500 P: 842, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy ClerkDoc Stamp-Deed: 0.70

**GENERAL WARRANTY DEED**  
Individual to Individual

THIS WARRANTY DEED made this 6th day of OCTOBER, 2023 by JERRY J. CASTAGNA AND CAROLYN CASTAGNA hereinafter called the Grantor, to THE JERRY CASTAGNA LIVING TRUST dated April 11, 2023, whose post office address is 1014 NW Lake City Avenue, Lake City, Florida 32055 hereinafter called the Grantee.

*(Wherever used herein the terms "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 Corporation.)*

THE GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells unto the Grantee all that certain land, situate in COLUMBIA County, Florida viz: TAX ID#31-3S-16-02415-000:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 00 DEGREES 18 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST ¼ OF NORTHWEST ¼, 682.23 FT; THENCE SOUTH 88 DEGREES 24 MINUTES 48 SECONDS EAST, 1071.21 FT; THENCE SOUTH 02 DEGREES 29 MINUTES 18 SECONDS WEST, 676.71 FT TO THE SOUTH LINE OF SAID NORTHWEST ¼ OF NORTHWEST ¼, THENCE NORTH 88 DEGREES 42 MINUTES 09 SECONDS WEST, ALONG SAID SOUTH LINE OF NORTHWEST ¼ OF NORTHWEST ¼, 1038.11 FT TO THE POINT OF BEGINNING CONTAINING 16.45 ACRES, MORE OR LESS SUBJECT TO EXISTING MAINTAINED ROAD RIGHT-OF-WAYS FOR SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF AND SW HUNTER ROAD ALONG THE WEST SIDE THEREOF.

The above-described property is not the Homestead of the grantor, nor has it ever been the Homestead of same.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way 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, and hereby 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.

WITNESS

Printed Name

WITNESS

Printed Name

JERRY J. CASTAGNA

CAROLYN CASTAGNA

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby certify that on this 6<sup>th</sup> day of October, 2023, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared, JERRY J. CASTAGNA, who is personally known to me, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before that he executed the same, and an oath was not taken.

Vera Lisa Hicks

NOTARY PUBLIC

My Commission Expires 8.23.26



STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby certify that on this 6<sup>th</sup> day of October, 2023, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared, CAROLYN CASTAGNA, who is personally known to me, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before that she executed the same, and an oath was not taken.

Vera Lisa Hicks

NOTARY PUBLIC

My Commission Expires 8.23.26

