

Warranty Deed

This deed, made this 2nd day of September, 2022 between the parties **Richard D. Wilson, a single man, Shawn C. Wilson, a married man not joined by his spouse, and Faith A. Price, a married woman not joined by her spouse, GRANTOR(S), and Shawn C. Wilson, a married man not joined by his spouse,** whose post office address is 9117 Carolina Wren Drive, Tampa, Florida 33626, **GRANTEE(S).**

WITNESSETH, that said Grantors, for and in consideration of Love and Affection and no other Good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County Florida, to-wit**

Inst: 202212017249 Date: 09/02/2022 Time: 11:36AM
Page 1 of 4 B: 1474 P: 1869, James M Swisher Jr, Clerk of Court
Columbia, County, By: LK
Deputy Clerk

See attached Exhibit A for legal description

Parcel(s) ID Number: 29-6S-17- 09802-000 and 30-6S-17-09812-000

The forgoing property is not the HOMESTEAD of the Grantors.

THIS DEED WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH AND EXAM AND NO TITLE INSURANCE WITH OPINION BY CURRON K. PORTO, P.A. , TAMPA, FL AT THE REQUEST OF THE PARTIES

Parcel ID 29-6S-17-09802-000 on June 14,2021 and

Parcel ID 30-6S-17-09812-000 on Sept 7, 2021

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Exhibit A

DESCRIPTION PARCEL C:

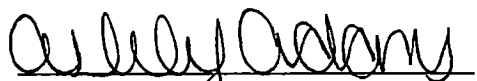
COMMENCE AT THE SW CORNER OF SE 1/4 OF NE 1/4, SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST AND RUN N.01°53'39"W., ALONG THE WEST LINE OF OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 30 A DISTANCE OF 662.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°53'39"W., ALONG SAID WEST LINE OF SE 1/4 OF NE 1/4 A DISTANCE OF 283.69 FEET TO A POINT OF INTERSECTION OF SAID WEST LINE OF SE 1/4 OF NE 1/4 AND THE WEST RIGHT-OF-WAY LINE OF SW TUSTENUGGEE AVENUE; THENCE S.03°30'11"E., ALONG SAID WEST RIGHT-OF-WAY LINE 283.84 FEET; THENCE S.88°25'39"W., 7.97 FEET TO THE POINT OF BEGINNING.

DESCRIPTION PARCEL D:

A PARCEL OF LAND WHICH LIES IN THE SE 1/4 OF NE 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 17 EAST AND THE SOUTH 1/2 OF NW 1/4 OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF SE 1/4 OF NE 1/4 OF SAID SECTION 30 AND RUN S.88°27'51"W., ALONG THE NORTH LINE OF SAID SE 1/4 OF NE 1/4, SECTION 30, A DISTANCE OF 1255.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW TUSTENUGGEE AVENUE; THENCE S.03°30'11"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF SW TUSTENUGGEE AVENUE A DISTANCE OF 662.84 FEET; THENCE N.88°25'39"E., 1238.81 FEET TO A POINT ON THE WEST LINE OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 17 EAST; THENCE S.02°00'27"E., ALONG SAID WEST LINE OF SAID SECTION 29 A DISTANCE OF 497.32 FEET; THENCE N.88°24'33"E., 2391.95 FEET; THENCE N.02°01'43"W., 1156.78 FEET TO A POINT ON THE NORTH LINE OF SOUTH 1/2 OF NW 1/4 OF SAID SECTION 29; THENCE S.88°26'29"W., ALONG SAID NORTH LINE OF SOUTH 1/2 OF NW 1/4, SECTION 29, A DISTANCE OF 399.80 FEET; THENCE S.88°27'01"W., STILL ALONG SAID NORTH LINE OF SOUTH 1/2 OF NW 1/4 A DISTANCE OF 1992.01 FEET TO THE POINT OF BEGINNING. PARCELS C AND D HAVE A TOTAL ACREAGE OF 82.53 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 20.00 FOOT EASEMENT FOR INGRESS AND EGRESS WHICH LIES IN THE SOUTH 1/2 OF THE NE 1/4 AND THE SOUTH 1/2 OF THE NW 1/4, SECTION 29; TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NE CORNER OF THE SOUTH 1/2 OF NW 1/4, SECTION 29, TOWNSHIP 6 SOUTH, RANGE 17 EAST; THENCE RUN S.88°26'29"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF NW 1/4, SECTION 29, A DISTANCE OF 663.39 FEET; THENCE S.88°27'01"W., STILL ALONG SAID NORTH LINE OF SOUTH 1/2 OF NW 1/4, SECTION 29 A DISTANCE OF 20.00 FEET; THENCE S.02°00'43"E., 20.00 FEET; THENCE N.88°26'29"E., 683.23 FEET TO A POINT ON THE WEST LINE OF THE SOUTH 1/2 OF NE 1/4 OF SAID SECTION 29; THENCE N.88°27'15"E., 291.17 FEET; THENCE S.09°00'03"W., 85.96 FEET; THENCE S.60°27'29"E., 205.81 FEET; THENCE N.71°21'42"E., 68.97 FEET; THENCE N.59°55'54"E., 58.57 FEET; THENCE N.73°43'51"E., 59.43 FEET; THENCE S.85°07'49"E., 74.27 FEET TO A POINT ON THE WEST MAINTAINED RIGHT-OF-WAY LINE OF SW CARL WILSON ROAD; THENCE N.15°13'10"W., ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE OF SAID SW CARL WILSON ROAD 21.30 FEET; THENCE N.85°07'49"W., 70.69 FEET; THENCE S.73°43'51"W., 65.58 FEET; THENCE S.59°55'54"W., 58.99 FEET; THENCE S.71°21'42"W., 58.03 FEET; THENCE N.60°27'29"W., 183.00 FEET; THENCE N.09°00'03"E., 96.16 FEET; THENCE S.88°27'15"W., ALONG SAID NORTH LINE OF SOUTH 1/2 OF NE 1/4, SECTION 29 A DISTANCE OF 315.24 FEET TO THE POINT OF BEGINNING. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO FIT THE BOUNDARIES THEREOF.

Signed, sealed, and delivered in our presence:


Witness Signature

Ashley Adams
Printed name of Witness


Witness Signature

Valerie R. Coles
Printed name of Witness


Witness Signature

Brooke Pamine
Printed name of Witness


Witness Signature


WENDY PARNELL
Printed name of Witness



Witness Signature


Tricia C. Hollingsworth
Printed name of Witness


Witness Signature

Lori B Koon
Printed name of Witness

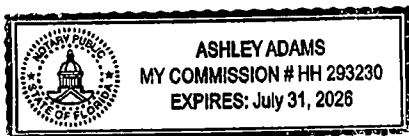

Richard D. Wilson
6020 W Croyden Circle
Crystal River, FL 34429


Shawn C. Wilson
9117 Carolina Wren Drive
Tampa, FL 33626


Faith A. Price
5843 Grand Canyon Drive
Orlando, FL 32810

State of Florida
County of Columbia

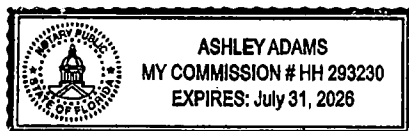
The foregoing instrument was acknowledged before me this 2nd day of September 2022
by Richard D. Wilson, a single man, who has produced Florida Drivers
License as identification and was physically present.



Ashley Adams
Signature of Notary Public

State of Florida
County of Columbia

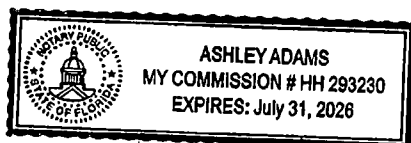
The forgoing instrument was acknowledged before me this 2nd day of September 2022
by Shawn C. Wilson, a married man not joined by his spouse, who has produced Florida
Drivers License as identification and was physically present.



Ashley Adams
Signature of Notary Public

State of Florida
County of Columbia

The forgoing instrument was acknowledged before me this 2nd day of September 2022
by Faith A. Price, a married woman not joined by her spouse, who has produced Florida
Drivers License as identification and was physically present.



Ashley Adams
Signature of Notary Public