

BSG:lss
8729.01-24-010
2/13/2024

64477 (3)

REC. \$27.00
DOC. \$2800.00
INT. 0
INDEX 1
CONSIDERATION \$400,000.00

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has not been
provided with a survey to show the
quantity of lands included, or the location of
the boundaries and has prepared this
document without the benefit of a survey.

Inst: 202412004821 Date: 03/07/2024 Time: 1:24PM
Page 1 of 3 B: 1509 P: 2449, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH
Deputy Clerk Doc Stamp-Deed: 2800.00

WARRANTY DEED

THIS WARRANTY DEED made this 7th day of March, 2024, by
MARTHA DEESE, a single woman, whose mailing address is 23126 NW 188th Avenue,
High Springs, Florida 32643, hereinafter called the Grantor, to LIMITED ACCESS
PROPERTIES, INC., a Florida corporation, whose mailing address is 498 SW Manatee
Terrace, Fort White, Florida 32038, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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:

Commence at the Southeast corner of Section 28, Township 6 South Range
16 East, Columbia County, Florida, and run thence S 88°46'31" W, along the
South line of Section 28, 1461.59 feet to the West right-of-way line of State
Road No 47 and to a point on a curve, said curve having a radius of
22968.32 feet, central angle of 0°39'07" (chord bearing N 1°13'46" E, 261.34
feet); thence Northerly along said curve, 261.34 feet; thence N 1°33'39" E
along said West right-of-way line, 568.55 feet to the intersection of said West

right-of-way line and the North right-of-way line of Koon Hollow Road and the Point of Beginning; thence continue N 1°33'39" E, along said West right-of-way line, 408.76 feet; thence N 87°19'45" W, 319.76 feet; thence S 1°33'39" W, 408.76 feet to said North right-of-way line of Koon Hollow Road; thence S 87°19'45" E, along said North right-of-way line, 319.76 feet to the Point of Beginning. Containing 3 acres, more or less.

Parcel Number: 28-6S-16-03967-002

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

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 the presence of:

Bonnie S. Green

Witness

BONNIE S. GREEN

(Print/type name)

Address: 1241 South Marion Avenue
Lake City, Florida 32025

Martha Deese

(SEAL)

MARTHA DEESE

Loretta S. Steinmann

Witness

Loretta S. Steinmann

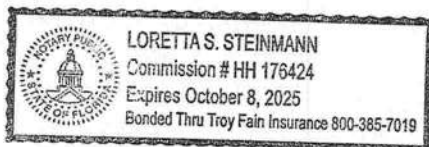
(Print/type name)

Address: 1241 South Marion Avenue
Lake City, Florida 32025

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of March, 2024, by MARTHA DEESE, who is personally known to me or produced _____ as identification.



Loretta S. Steinmann

Notary Public, State of Florida

Loretta S. Steinmann

(NOTARIAL
SEAL)

My Commission Expires: