

Prepared By and Return To: Kimberly G. Bosshardt, Esq.
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653

For the issuance of title insurance, file #: 22-106

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WARRANTY DEED

This Warranty Deed made **April 12, 2022** between **Katherine M. Young**, whose address is PO Box 734, Fort White, FL 32038, hereinafter called the grantor, to **Carol Turner, as Trustee of the Ft. White Land Trust**, whose post office address is: 680 Oak Avenue S, Bartow, FL 33830, hereinafter called the grantee, with full power and authority pursuant to Florida Statute §689.071 to protect, conserve, sell, lease or encumber or otherwise to manage and dispose of all or any part of the real property hereinafter described:

Witnesseth, that said grantor, for and in consideration of the sum of Ten Dollars and no/cents (\$10.00) and 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:

DESCRIPTION:

Commence at the Northwest corner of the SW 1/4, Section 34, Township 6 South. Range 16 East, Columbia County, Florida, thence run S. 03°10'26"W., along the West line of said Section 34, 51.47 feet to the South right of way of County Road No. C-18; thence N. 89°41'36"E., along said South right of way line, 105.00 feet; thence S. 03°55'58"W., 228.63 feet to the POINT OF BEGINNING; thence continue S. 03°55'58"W., 196.79 feet; thence N. 87°06'14"W., 105.00 feet to the West line of said Section 34; thence N. 04°39'11"E., along said West line, 96.24 feet; thence due West, 68.70 feet to the East right of way line of State Road No. 20 (U.S. Hwy. 27); thence N. 10°27'44"W., along said East right of way line, 58.14 feet; thence N. 78°52'16"E., 193.41 feet to the POINT OF BEGINNING.

Said lands being a part of the NE 1/4 of SE 1/4. Section 33 and the NW 1/4 of SW 1/4, Section 34.

Tax Parcel ID# 33-6S-16-04050-002

Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.

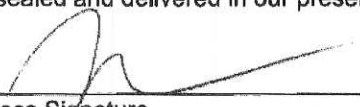
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 land is free of all encumbrances subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



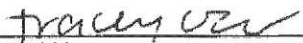
1st Witness Signature

1st Witness Printed Name



Katherine M. Young

2nd Witness Signature

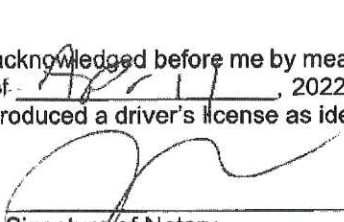


2nd Witness Printed Name

State of Florida
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of () physical presence or () online notarization, on this 17 day of April, 2022 by **Katherine M. Young**, () who is personally known to me or () who produced a driver's license as identification.

(Notary Stamp)



Signature of Notary

