

This instrument was prepared by,
record and return to:
Samantha Shealy Rauba, Esq.
McGraw, Rauba, Mutarelli
P.O. Box 4440
Ocala, FL 34478

Inst: 202512020979 Date: 09/15/2025 Time: 11:07AM
Page 1 of 3 B: 1549 P: 713, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Denary ClerkDoc Stamp-Deed: 0.70

Parcel ID: 31-4S-18-10519-012

TRUSTEE'S DISTRIBUTIVE DEED

THIS DEED, made effective the 22nd day of August, 2025, between **FRED DAVID WOLF**, as TRUSTEE under the provisions of a trust agreement dated July 12, 2005, known as the **KAITLIN HENNESSEY WOLF TRUST**, whose address is 1487 SE Ebenezer Road, Lake City, Florida 32025 "GRANTOR," and **FRED DAVID WOLF**, as TRUSTEE under the provisions of a trust agreement dated August 22, 2025, known as the **FRED DAVID WOLF REVOCABLE TRUST**, whose address is 1487 SE Ebenezer Road, Lake City, Florida 32025 "GRANTEE". (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Columbia County, Florida, to wit:

See Attached Exhibit "A" Attached hereto and made a part hereof.

Property Address: 1487 SE Ebenezer Road, Lake City, Florida 32025

AND THE GRANTOR does covenant to and with the GRANTEE that FRED DAVID WOLF, presently serves as Trustee under the agreement dated July 12, 2005, made by KAITLIN HENNESSEY WOLF that said trust is in full force and effect, that FRED DAVID WOLF as Trustee is empowered by said Trust to execute and deliver this deed and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NEITHER MARKETABILITY OF TITLE NOR ACCURACY OF DESCRIPTION IS GUARANTEED.

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:

Witnesses:

Grantor:

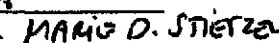
Sign


SAMANTHA SHEALY RAUBA
P.O. Box 4440
Ocala, Florida 34478

Sign


FRED DAVID WOLF

Sign

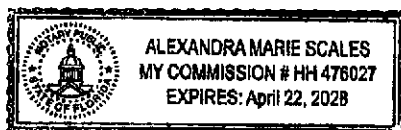

~~GEORGINA SHAW~~ 
P.O. Box 4440
Ocala, Florida 34478

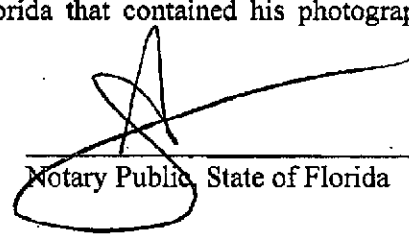
STATE OF FLORIDA

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§
§

COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 22nd day of August, 2025, by FRED DAVID WOLF, who produced a driver's license issued by Florida that contained his photograph and signature as identification.




Notary Public, State of Florida



Parcel One:

A part of the NW ¼ of the SE ¼ of Section 31, Township 4 South, Range 18 East, Columbia County, Florida, being more particularly described as follows: Commence at the NE corner of the SE ¼ of said Section 31 and run thence North 89°30'30" West, along the North line of said SE ¼, a distance of 2690.05 feet to the Northwest corner of the NW ¼ of the SE ¼ and the Point of Beginning; run thence South 2°22'18" East, along the West line of said NW ¼ of SE ¼, 1201.49 feet to a point on the North right of way of Ebenezer Road; thence run North 86°19'30" East, along the North right of way line of Ebenezer Road, 98.05 feet to the point of curvature of a curve concave to the left and having a radius of 344.89 feet and a total central angle of 44°21', and run along said curve and along the North right of way line of Ebenezer Road a distance of 266.96 feet to the termination of said curve; thence run North 41°58'30" East, along the North right of way of Ebenezer Road, 23.93 feet; thence run North 0°29'30" East, 1059.38 feet to a point on the North boundary of said NW ¼ of the SE ¼; thence run North 89°30'30" West, along said North line, 407.0 feet to the Point of Beginning.

Parcel Two:

A part of the NW ¼ of the SE ¼ of Section 31, Township 4 South, Range 18 East, Columbia County, Florida, being more particularly described as follows: Commence at the NE corner of the SE ¼ of said Section 31 and run thence North 89°30'30" West, along the North line of said SE ¼, a distance of 2690.05 feet to the Northwest corner of the NW ¼ of the SE ¼; thence South 2°22'18" East along the West line of said SE ¼, and along the East line of NE ¼ of the SW ¼, a distance of 331.34 feet to a concrete monument; thence continue South 2°22'18" East along the East line of said NE ¼ of the SW ¼, a distance of 217.35 feet to the Point of Beginning; thence continue South 2°22'18" East along the East line of said NE ¼ of the SW ¼, a distance of 652.80 feet to the North right of way line of Ebenezer Road; thence South 86°19'30" West along said North right of way line, 670.0 feet; thence North 2°22'18" West, 652.80 feet; thence North 86°19'30" East, 670.0 feet to the Point of Beginning.

Together with 1980 SOUT'double wide mobile home, VIN: 1043A and 1043B