

Sales Price
\$ 95,000.00
Doc Stamps
\$ 665.00

44

This Instrument Prepared by & return to:
Name: TRISH LANG, an employee of Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 20-04031TL

Inst: 202012008843 Date: 05/08/2020 Time: 9:56AM
Page 1 of 2 B: 1411 P: 351, P.DeWitt Cason, Clerk of Court Colum
County, By: BD
Deputy ClerkDoc Stamp-Deed: 665.00

Parcel I.D. #: 02611-000 (part of)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 5th day of May, A.D. 2020, by RICHARD C. COLE AND JANICE C. BATES, TRUSTEES OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994, hereinafter called the grantors, to DUSTIN LANE and LAURIE LANE, HUSBAND AND WIFE, whose post office address is 613 NW PALM DRIVE, LAKE CITY, FL 32055, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2020.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Maria M Landin
Witness Signature
MARIA M LANDIN
Printed Name

Maria M Landin
Witness Signature
Maria M. Landin
Printed Name

Richard C. Cole
RICHARD C. COLE, TRUSTEE OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994
Address:
P. O. BOX 16, LAKE CITY, FL 32056

Janice C. Bates L.S.
JANICE C. BATES, TRUSTEE OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994
Address:
P. O. BOX 16, LAKE CITY, FL 32056

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 5th day of May, 2020, by RICHARD C. COLE AND JANICE C. BATES, TRUSTEES OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994, who are known to me or who have produced Driver's License as identification.



Maria M Landin
Notary Public
My commission expires 9/15/22

EXHIBIT "A"

COMMENCE AT THE NW CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 36, N.86°13'36" E., 767.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, N.86°13'36"E., 359.05 FEET TO A CONCRETE MONUMENT LABELED L.B. 4016; THENCE S.00°31'00"E., 946.29 FEET TO A CONCRETE MONUMENT LABELED L.B. 4016; THENCE N.72°19'13"W., 694.05 FEET; THENCE N.22°28'24"E., 770.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN INGRESS, EGRESS, AND UTILITY EASEMENT AS IT LIES RIGHT OF THE FOLLOWING: COMMENCE AT THE NW CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, RUN THENCE N.86.13'36"E., 477.64 FEET TO THE CENTERLINE INTERSECTION OF NW BASCOM NORRIS DRIVE AND THE NORTH LINE OF SECTION 36, ALSO BEING THE POINT OF BEGINNING; THENCE N.86°13'36"E., 648.93 FEET TO THE POINT OF TERMINATION. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.

SUBJECT TO AN INGRESS, EGRESS, AND UTILITY EASEMENT AS IT LIES RIGHT OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NW CORNER SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN N.86°13'36"E., 1126.58 FEET TO THE POINT OF BEGINNING; THENCE S.00°31'00"E., 946.29 FEET TO THE POINT OF TERMINATION. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.

SUBJECT TO RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 840, PAGE 1830, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.