

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

Inst: 201712005416 Date: 03/24/2017 Time: 3:30PM
Page 1 of 1 B: 1333 P: 1079 P.DeWitt Cason, Clerk of Court
Columbia County, Fl: 03
Deputy Clerk/Dot Stamp: Deed: 1120.00

File Number: 17-138

General Warranty Deed

Made this March 24, 2017 A.D.

By **GLENN A. KHACHIGAN and MARTHA JO KHACHIGAN**, husband and wife, whose address is: 362 NW Streamside Circle, Lake City, Florida 32055, hereinafter called the grantor,

To **JOSHUA AARON ANDERSON and CONNIE OGBURN ANDERSON**, husband and wife, whose post office address is: 312 SW Pilots Way, Lake City, Florida 32024, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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:

TOWNSHIP 3 SOUTH, RANGE 16 EAST

SECTION 23: A part of Section 23, Township 3 South, Range 16 East, more particularly described as follows: Commence at the Northwest Corner of **LOT # 8 of LAKE JEFFERY, PHASE 1**, a subdivision as recorded in Plat Book 3, Pages 39 and 39A of the Public Records of Columbia County, Florida, said Point being on the Southwesterly Right-of-Way Line of State Road # 250; Thence North 50°21'11" West, along said Right-of-Way, 857.98 feet for a Point of Beginning. Thence North 89°04'05" West, 292.61 feet; Thence South 61°25'34" West, 1624.12 feet; Thence North 38°51'16" West, 1100.00 feet; Thence South 89°04'05" East, 2354.26 feet to the aforesaid Right-of-Way Line of State Road # 250; Thence South 49°24'41" East, Along said Right-of-Way, 33.77 feet; Thence continue along said Right-of-Way South 50°21'11" East, 38.22 feet to the Point of Beginning.
IN COLUMBIA COUNTY, FLORIDA.

SUBJECT TO a 20.00 foot Easement for Ingress and Egress across the North Side thereof and the rights of adjoining property owners, invitees and agents in and to the use of said Easement.

Parcel ID Number: 02272-060

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, 2016.

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

Signed, sealed and delivered in our presence:

Elaine R. Davis
Witness Printed Name: Elaine R. Davis

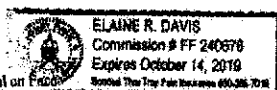
Glenn A. Khachigan (Seal)
GLENN A. KHACHIGAN
Address: 362 NW Streamside Circle, Lake City, Florida 32055

Bridget Stegall
Witness Printed Name: Bridget Stegall

M. J. Khachigan (Seal)
MARTHA JO KHACHIGAN

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 24th day of March, 2017, by GLENN A. KHACHIGAN and MARTHA JO KHACHIGAN, husband and wife, who is/are personally known to me or who has produced DRIVERS LICENSES as identification.



Elaine R. Davis
Notary Public
Print Name: