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Prepared by:
Christina Nieto Seifert
310 SE Hernando Avenue
LAKE CITY, FLORIDA 32025

Inst: 201612016656 Date: 10/13/2016 Time: 9:19AM
Page 1 of 3 B: 1323 P: 1924, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

Return to address shown above.

SPECIAL WARRANTY DEED

JANUARY 20 2016
SAS

This Special Warranty Deed made this 20 day of December, 2015, by SEAN SIKES, a single man, as Grantor, to AUDREY SIKES, a single woman, as Grantee.

WHEREAS, Grantor desires to convey his entire undivided one-half interest in the property described in this instrument.

NOW THEREFORE, Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantee, grants and conveys to AUDREY SIKES his entire undivided one-half interest in that real property located in COLUMBIA County, Florida, and more particularly described as follows:

See attached Exhibit "A"

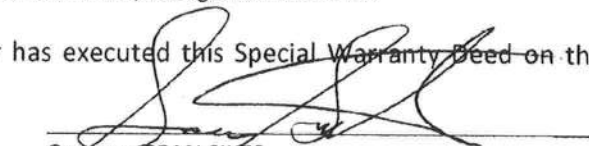
THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

This deed is granted pursuant to the Final Judgment of the parties and dissolution of marriage proceedings. No title search has been conducted.

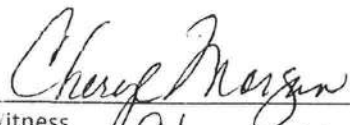
Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under him, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first written above.




Grantor, SEAN SIKES



Witness

Print Name: Cheryl Morgan



Witness

Print Name: Sarah Faulkner

STATE OF FLORIDA)
)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me, this ^{20th} day of ~~December~~ ^{JANUARY} 2016, by SEAN SIKES, who is personally known to me or who has produced a Florida driver's license as identification. (S/S) (S/S)

C Cheryl A. Morgan

NOTARY PUBLIC

[Print, type or stamp name of Notary Public or Clerk of Court] notary or deputy clerk

CHERYL A. MORGAN
My Comm. Expires Oct 28, 2016
Commission # EE 847113

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 36 Commence at the NW corner of the SE 1/4, Section 36, Township 3 South, Range 16 East as established by written agreement between Miss. Jessie M. Gleason and Clarence E. Brown, said agreement being recorded in Book 133, Page 218 of the public records of Columbia County, Florida, thence run S 88°53'49" E, along the North Boundary line of said agreement, 232.38 feet to the POINT OF BEGINNING; thence continue S 88°53'49" E, along said agreed upon line 208.75 feet, thence S 05°10'24" E, 208.75 feet, thence N 88°53'49" W, 208.75 feet; thence N 05°10'24" W, 208.75 feet to the POINT OF BEGINNING.

Also, a 30 foot easement for ingress or egress, lying 15 feet on Each side of a line described as follows: Commence at the NW corner of the SE 1/4, thence run S 88°53'49" E, 232.38 feet; thence S 05°10'24" E, 208.75 feet; thence run S 88°53'49" E, 15.00 feet to the POINT OF BEGINNING; run thence S 05°10'24" E, 223.85 feet; thence N 88°53'49" W, 223.45 feet to the Easterly right-of-way of an easement described as follows: Commence at the NW corner of the SE 1/4, Section 36, Township 3 South, Range 16 East, as established by written agreement between Miss. Jessie M. Gleason and Clarence E. Brown, said agreement being recorded in Book 133, Page 218 of the public records of Columbia County, Florida; thence run S 88°53'49" E, along the North boundary of said SE 1/4 also being the boundary line of said agreement, 8.63 feet, to the POINT OF BEGINNING; thence S 21°20'16" W, 81.12 feet; thence S 06°42'42" E, 550.00 feet, thence run West 100 feet along the centerline of graded road; thence run Southwesterly along the centerline of said graded road 457.00 feet more or less to the intersection with Eastern right-of-way line of Cole Road and the termination of the easement.

