

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:

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Inst: 201912007390 Date: 03/28/2019 Time: 1:59PM
Page 1 of 2 B: 1381 P: 923, P.DeWitt Cason, Clerk of Court
Columbia, County, Fl: RD
Deputy Clerk Doc Stamp-Deed: 198.10

Tax Parcel Number:
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THIS INDENTURE made March 25, 2019,

BETWEEN Wesley Merle DuBose, a single person, whose post office address is 4145 SW US Hwy 27, Ft White, Florida, 32038, herein called Grantor, and

Joseph Earl Tuten, Sr. and Joyce Marie Tuten, husband and wife, whose post office address is PO Box 1198, High Springs, Florida, 32655, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Columbia state of Florida, to wit:

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13 FOR THE POINT OF REFERENCE; THENCE RUN NORTH 00°36'51" WEST, ALONG THE WEST LINE OF SAID SE 1/4 OF THE NW 1/4, A DISTANCE OF 30.00 FEET TO THE NORTH LINE OF A COUNTY MAINTAINED RIGHT OF WAY; THENCE RUN NORTH 88°24'30" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 890.00 FEET; THENCE RUN NORTH 00°36'51" WEST, A DISTANCE OF 630.00 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 455, PAGE 126 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, FLORIDA; THENCE RUN SOUTH 88°24'30" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN NORTH 00°36'51" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 339.29 FEET TO A 4"x4" CONCRETE MONUMENT (RLS 1519) AT THE NORTHWEST CORNER OF SAID LAND, THE SOUTHEAST CORNER OF S.W. BELLOWS WAY (A 60 FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 634, PAGE 787 OF SAID PUBLIC RECORDS), AND THE POINT OF BEGINNING; THENCE RUN NORTH 04°22'21" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID S.W. BELLOWS WAY, A DISTANCE OF 796.71 FEET TO A 5/8" REBAR & CAP (PSM 6602); THENCE RUN NORTH 12°16'26" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 91.62 FEET TO A 4"x4" CONCRETE MONUMENT (RLS 1519) AT THE INTERSECTION WITH THE SOUTH LINE OF AN ABANDONED RAILROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 754, PAGE 460 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 44°58'34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 454.75 FEET TO A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 317, PAGE 93 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°51'37" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 550.83 FEET TO A 5/8" REBAR & CAP (PLS 5757) AT THE SOUTHWEST CORNER OF SAID LANDS AND LYING ON THE NORTH LINE OF

THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 524, PAGE 632 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°23'57" WEST, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 524, PAGE 632, THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 409, PAGE 604 OF SAID PUBLIC RECORDS, AND ALONG THE NORTH LINE OF THE AFOREMENTIONED LANDS RECORDED IN OFFICIAL RECORDS 455, PAGE 126, A DISTANCE OF 410.07 FEET TO THE POINT OF BEGINNING.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

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

[Signature]
Witness 1: Print Name Kyle E. Pathway

Wesley Merle DuBose
Wesley Merle DuBose

[Signature]
Witness 2: Print Name Summer L. McLaughlin

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 25th day of March, 2019 by Wesley Merle DuBose who

- is personally known to me
- who has produced a valid Florida driver's license as identification
- who produced _____ as identification

[Signature]
Notary Public at Large, State of Florida

(SEAL)
11673

