

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 5/19/2022

Parcel: << 15-7S-17-09991-003 (37233) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 10 of 18	
Owner	MEYER RYAN GRIFFTH TIFFANY 7813 NE STATE ROAD 47 HIGH SPRINGS, FL 32643		
Site	293 SE COLEMAN Ln, HIGH SPRINGS		
Description*	COMM SW COR OF NW1/4 OF NW1/4, E 100 FT FOR POB, CONT E 1173.8 FT, N 239.25 FT, W 1173.8 FT, S 239.25 FT TO POB, EX RD R/W & EX W 3.25 AC. WD 1013-500, WD 1050-2617, WD 1417-2199,		
Area	3.25 AC	S/T/R	15-7S-17
Use Code**	MISC IMPROVED (0700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.



Property & Assessment Values			
2021 Certified Values		2022 Working Values	
Mkt Land	\$24,700	Mkt Land	\$24,375
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$500	XFOB	\$3,750
Just	\$25,200	Just	\$28,125
Class	\$0	Class	\$0
Appraised	\$25,200	Appraised	\$28,125
SOH Cap [?]	\$0	SOH Cap [?]	\$405
Assessed	\$25,200	Assessed	\$28,125
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$25,200 city:\$0 other:\$0 school:\$25,200	Total Taxable	county:\$27,720 city:\$0 other:\$0 school:\$28,125

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/21/2020	\$30,000	1417/2199	WD	I	Q	01
7/1/2005	\$22,500	1050/2617	WD	I	U	06
4/20/2004	\$100	1013/0500	WD	I	U	03
9/15/2003	\$15,000	0994/2957	WD	I	Q	
7/15/2003	\$16,000	0991/0058	WD	I	Q	
5/1/1979	\$6,400	0427/0173	03	V	Q	

Building Characteristics					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
0031	BARN,MT AE	0	\$500.00	1.00	42 x 38

9945	Well/Sept		\$3,250.00	1.00	0 x 0
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▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	3.250 AC	1.0000/1.0000 1.0000/ /	\$7,500 /AC	\$24,375

Search Result: 10 of 18

PURCHASE AGREEMENT

352-490-7422

13845 NW HWY
Chiefland, FL 32626



Fax: 352-490-7424
Email: cghomesscfl@gmail.com

C & G OF CHIEFLAND, INC.

Locally Owned and Operated

SOLD TO <u>Ryan A. Meyer or Tiffany L. Griffith</u> PHONE <u>352 588 2693</u> DATE <u>8 Oct 21</u>	
ADDRESS <u>253 Coleman Ln High Springs FL 32648</u> COUNTY <u>Columbia</u> EMAIL _____	
In consideration of and subject to the terms and conditions stated in this purchase agreement Seller agrees to sell and Buyers to purchase the following described property:	
MAKE <u>Dear Valley</u> MODEL <u>Almon</u> B. ROOMS <u>3</u> FLOOR SIZE <u>L 72 W 32</u> HITCH SIZE <u>L 76 W 32</u>	
SERIAL NUMBER <u>ordered here</u> <input type="checkbox"/> NEW <input checked="" type="checkbox"/> USED COLOR _____ SALESMAN <u>Jamey Houser</u>	
OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES	PRICE OF UNIT <u>\$234,625.00</u>
<u>SET-UP DELIVERY TO SITE AND</u>	<u>Improvements</u> <u>17,650.00</u>
<u>COUNTY Code</u>	<u>FHA Fees</u> <u>3,000.00</u>
<u>4 Tow A/C Head and 145 EBR</u>	SALES TAX <u>6% + 50.00 S.C. Tax</u> <u>\$14,127.50</u>
<u>Split Section</u>	NON-TAXABLE ITEMS <u>200.00</u>
<u>Lev to Ground Skirting</u>	VARIOUS FEES <u>600.00</u>
<u>3 Code steps</u>	1. CASH PRICE <u>\$ 272,203.00</u>
<u>Wall to be 10AFT \$5500.00</u>	TRADE-IN ALLOWANCE \$ _____
<u>Septic hookups \$ 3800.00</u>	LESS BAL. DUE ON ABOVE \$ _____
<u>power pole wiring & blocking hookups \$ 3800.00</u>	NET ALLOWANCE _____
<u>Dirt Pad \$ 2500.00</u>	CASH DOWN PAYMENT <u>50,000.00</u>
<u>Paints \$ 1950.00</u>	2. LESS TOTAL CREDITS _____
<u>Water softener \$ 2500</u>	3. UNPAID BALANCE OF CASH SALE PRICE <u>\$ 222,203.00</u>
<u>Land payoff \$ 27000.00</u> <u>3.4 acres</u>	Title to said unit shall remain in the Seller until the agreed purchase price there for is paid in full in cash or by the execution of a Retail Installment Contract, or a Security Agreement and its acceptance by a financing agency; there upon title to the within described unit passes to the buyer as of the date of either full cash payment or on the signing of said credit instruments even though the actual physical delivery may not be made until a later date.
<u>FHA Fees</u>	IT IS MUTUALLY UNDERSTOOD THAT THIS AGREEMENT IS SUBJECT TO NECESSARY CORRECTIONS, AND ADJUSTMENTS CONCERNING CHANGES IN NET PAYOFF ON TRADE-IN TO BE MADE AT THE TIME OF SETTLEMENT.
<u>Env Cost \$ 850.00</u>	FOR THE PURPOSE OF THIS AGREEMENT THE TERM (BUYER) OR (BUYERS) MAY BE USED INTERCHANGEABLE AND MAY REPRESENT SINGULAR OR PLURAL IN MEANING.
<u>Skirting \$ 1100.00</u>	Seller is not permitted to make plumbing or electrical connections, or connecting certain natural gas or propane appliances where state or local ordinances require a licensed plumber or electrician so to do. Special building ordinances or laws requiring plumbing, electrical or construction changes are not the responsibility of Seller or the manufacturer. Seller is not responsible for obtaining health or sanitation permits, nor for local, county or state permits involving restrictive zoning. (COST OF CHANGES NEEDED FOR COMPLIANCE MUST BE BORNE BY BUYER. IT IS SOLELY THE BUYERS RESPONSIBILITY TO ASSURE THEIR CHOSEN HOME SITE IS ACCEPTABLE FOR HOME PLACEMENT WITHOUT VIOLATION OF ANY LOCAL, STATE, OR FEDERAL GUIDELINES.)
<u>Water test \$ 350.00</u>	Seller is not responsible or liable for any delays caused by the manufacturer, accidents, strikes, fires, Acts of God, Independent Subcontractors, or any other cause beyond Seller's control.
<u>Insulation \$ 500.00</u>	BUYERS FULLY UNDERSTAND AND AGREE THAT THE BUYERS WILL BE SOLELY RESPONSIBLE TO PAY ANY PRICE INCREASES GIVEN BY THE MANUFACTURER UNTIL AT WHICH TIME THE HOME IS BUILT AND INVOICED BY THE MANUFACTURER.
	BUYER represents he/she examined the unit and found it suitable for his/her particular needs, and that it is of acceptable quality and that buyer relied upon his/her judgment and inspection in making this determination.
	There is no assurance a mobile home can remain level when placed, upon any surface other than of level blacktop or concrete.
	Buyers warrant that they have read and fully understand and agree to this purchase agreement and the additional terms and conditions; that buyers are of statutory age or older; or have been legally emancipated; that the within described unit, the optional equipment and accessories thereon and, insurance if included, has been voluntarily purchased. The Buyer warrant that the property being traded in is free from all encumbrances whatsoever, except as noted above. Buyer agrees each paragraph and provision of this contract is severable; if one portion thereof is invalid the remaining portion shall, nevertheless, remain in full force and effect.
C & G OF CHIEFLAND, INC. DEALER Not Valid Unless Signed and Accepted by an officer of the Company	BUYERS HERE BY ACKNOWLEDGE RECEIPT OF A COPY OF THE PURCHASE AGREEMENT AND ADDITIONAL TERMS AND CONDITIONS
By <u>P. Houser</u>	SIGNED X <u>[Signature]</u> BUYER
Approved, Subject to complete and final acceptance of financing by bank, finance company or cash payment in full.	SIGNED X <u>[Signature]</u> BUYER
THIS AGREEMENT (TOGETHER WITH ITS ATTACHED SCHEDULES, ADDENDUM, AND EXHIBITS) CONTAINS AND SETS FORTH THE COMPLETE UNDERSTANDING AND AGREEMENT OF THE BUYERS AND THE SELLER, AND SUPERSEDES ALL PRIOR WRITTEN OR ORAL DISCUSSIONS, AGREEMENTS, COMMUNICATIONS, OR REPRESENTATIONS. THIS AGREEMENT MAY BE MODIFIED ONLY BY MEANS OF A WRITING SIGNED BY THE PARTIES TO THIS AGREEMENT. BUYERS AND SELLER BOTH HAD AN OPPORTUNITY TO REVIEW THIS ENTIRE AGREEMENT WITH THE COUNSEL OF THEIR CHOOSING. IN THE EVENT OF LITIGATION OR RELATED LEGAL ACTIONS INVOLVING THIS AGREEMENT, THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL BE INTERPRETED AS OF EQUAL WEIGHT BETWEEN BUYERS AND SELLER.	



COLUMBIA COUNTY BUILDING DEPARTMENT
 135 NE Hernando Ave, Suite B-21, Lake City, FL 32055
 Phone: 386-758-1008 Fax: 386-758-2160

LETTER OF AUTHORIZATION TO SIGN FOR PERMITS

I, Ernest Scott Johnson (license holder name), licensed qualifier
 for Dependable Mobilehome Service (company name), do certify that
 the below referenced person(s) listed on this form is/are contracted/hired by me, the license
 holder, or is/are employed by me directly or through an employee leasing arrangement; or, is an
 officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said
 person(s) is/are under my direct supervision and control and is/are authorized to purchase
 permits, call for inspections and sign on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. Jeffrey Hardee	1. John Hardee
2.	2.
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done
 under my license and fully responsible for compliance with all Florida Statutes, Codes, and
 Local Ordinances. I understand that the State and County Licensing Boards have the power and
 authority to discipline a license holder for violations committed by him/her, his/her agents,
 officers, or employees and that I have full responsibility for compliance with all statutes, codes
 and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or
 officer(s), you must notify this department in writing of the changes and submit a new letter of
 authorization form, which will supersede all previous lists. Failure to do so may allow
 unauthorized persons to use your name and/or license number to obtain permits.

Ernest S Johnson License Holders Signature (Notarized) I#1025249 License Number 5/5/22 Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Alachua

The above license holder, whose name is Ernest Scott Johnson
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) _____ on this 5 day of May, 2022.

Sharon M Milton
 NOTARY'S SIGNATURE

(Seal/Stamp)



MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER _____ CONTRACTOR _____ PHONE _____

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is REQUIRED that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-6, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name _____ Signature _____ License #: _____ Phone #: _____ Qualifier Form Attached <input type="checkbox"/>
MECHANICAL/ A/C _____	Print Name <u>Ronald Edward Bonds SR</u> Signature <u>R Edward Bonds, SR</u> License #: <u>CAC1817658</u> Phone #: <u>850 7691453</u> Qualifier Form Attached <input type="checkbox"/>

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

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Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name <u>GLENN WHITTINGTON</u> License #: <u>EC 13002957</u>	Signature <u>[Handwritten Signature]</u> Phone #: <u>386 972 1700</u>
Qualifier Form Attached <input type="checkbox"/>		
MECHANICAL/ A/C _____	Print Name _____ License #: _____	Signature _____ Phone #: _____
Qualifier Form Attached <input type="checkbox"/>		

Qualifier Forms cannot be submitted for any Specialty License.

Specialty License	License Number	Sub-Contractors Printed Name	Sub-Contractors Signature
MASON			
CONCRETE FINISHER			

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Mobile Home Permit Worksheet

Application Number: _____

Date: _____

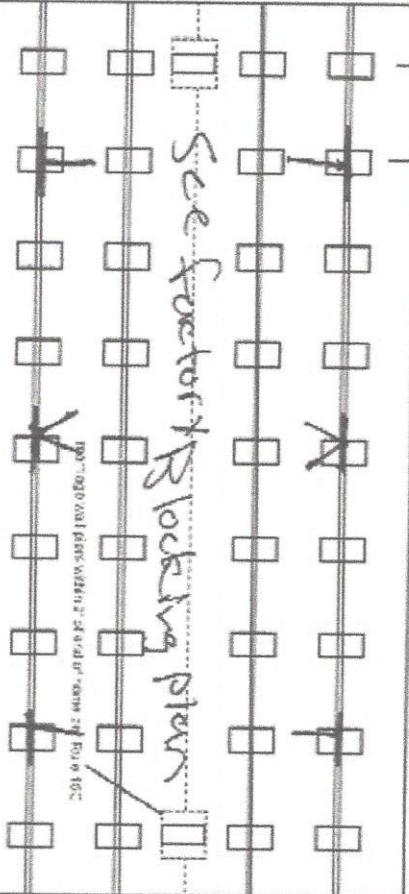
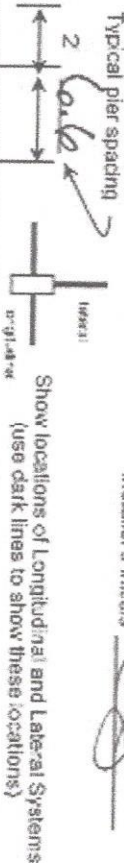
Installer: Ernest Johnson License # IH025249

Address of home being installed _____

Manufacturer Deer Valley Length x width 72 X 32

NOTE: If home is a single wide fill out one half of the blocking plan. If home is a triple or quad wide sketch in remainder of home. I understand Lateral Arm Systems cannot be used on any home (new or used) where the scissor ties exceed 5 ft 4 in.

Installer's initials: [Signature]



New Home Used Home

Home installed to the Manufacturer's Installation Manual

Home is installed in accordance with Rule 15-C

Single wide W/nd Zone II W/nd Zone III

Double wide Installation Decal # 88872

Triple/Quad Serial # _____

PIER SPACING TABLE FOR USED HOMES

Lead bearing capacity (sq in)	18' x 18' (256)	18 1/2' x 18 1/2' (342)	20' x 20' (400)	22' x 22' (484)	24' x 24' (576)	28' x 28' (876)
1000 psf	3'	4'	5'	6'	7'	8'
1500 psf	4' 6"	6'	7'	8'	9'	10'
2000 psf	6'	8'	9'	10'	11'	12'
2500 psf	7' 6"	9'	10'	11'	12'	13'
3000 psf	8'	10'	11'	12'	13'	14'
3500 psf	8'	10'	11'	12'	13'	14'

PIER PAD SIZES

I-beam pier pad size 23X31 6x6cc

Perimeter pier pad size 17.5X22.5

POPULAR PAD SIZES

Pad Size	Sq. In
18 X 18	326
18 X 18	288
18.5 X 18.5	342
18 X 22.5	360
17 X 22	374
13.14 X 26 1/4	348
20 X 20	400
17.376 X 25.376	441
17.12 X 25.12	446
24 X 24	576
28 X 28	876

Other pier pad sizes (required by the mfg.) _____

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Openings _____ Pier pad size _____

See factor blocking plan

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD) _____

Manufacturer _____

Longitudinal Stabilizing Device w/ Lateral Arms _____

Manufacturer Oliver 1101 V

OTHER TIES

Sidewall Longitudinal Marriage wall _____

Manufacturer _____

Number _____

FRAME TIES

within 2' of end of home spaced at 5' 4" oc _____

Mobile Home Permit Worksheet

Application Number: _____ Date: _____

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to _____ psi or check here to declare 1000 lb. soil without testing.

X 1000 X _____ X _____

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 600 lb. increments, take the lowest reading and round down to that increment.

X _____ X _____ X 1000

TORQUE PROBE TEST

The results of the torque probe test is _____ inch pounds or check here if you are declaring 5' anchors without testing _____ A test showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft anchors are allowed at the sidewalk locations. I understand 5 ft anchors are required at all centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000lb holding capacity.

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name Ernest S. Johnson
 Date Tested Assumed Oliver Hillu uses 5x8 Foot Anchors

Electrical

Connect electrical conductors between multi-wire units, but not to the main power source. This includes the bonding wire between multi-wire units. Pg. _____

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. _____

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. _____

Site Preparation

Debris and organic material removed _____ Swale Pad Other _____

Fastening multi-wide units

Floor: Type Fastener: 1495 Length: 70 Spacing: 20
 Walls: Type Fastener: 1495 Length: 70 Spacing: 10
 Roof: Type Fastener: 1495 Length: 70 Spacing: 20
 For used homes or min. 30 gauge, 8' wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2' on center on both sides of the centerline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's Initials ES

Type gasket Factory

Installed: Between Floors Yes
 Between Walls Yes
 Bottom of ridgebeams Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Pg. _____
 Siding on units is installed to manufacturer's specifications. Yes
 Fireplace chimney installed so as not to allow intrusion of rain water. Yes

Miscellaneous

Skirting to be installed Yes No
 Dryer vent installed outside of skirting. Yes N/A
 Range downflow vent installed outside of skirting. Yes N/A
 Drain lines supported at 4 foot intervals. Yes
 Electrical crossovers protected. Yes
 Other: _____

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 16C-1 & 2

Installer Signature Ernest S. Johnson Date _____

MODEL: PAUL 189 (WL-7012B)
3-BEDROOM / 2-BATH
 32 x 76 - Approx. 2160 Sq.- Ft.
 CUSTOMER: MEYER/GRIFFITH



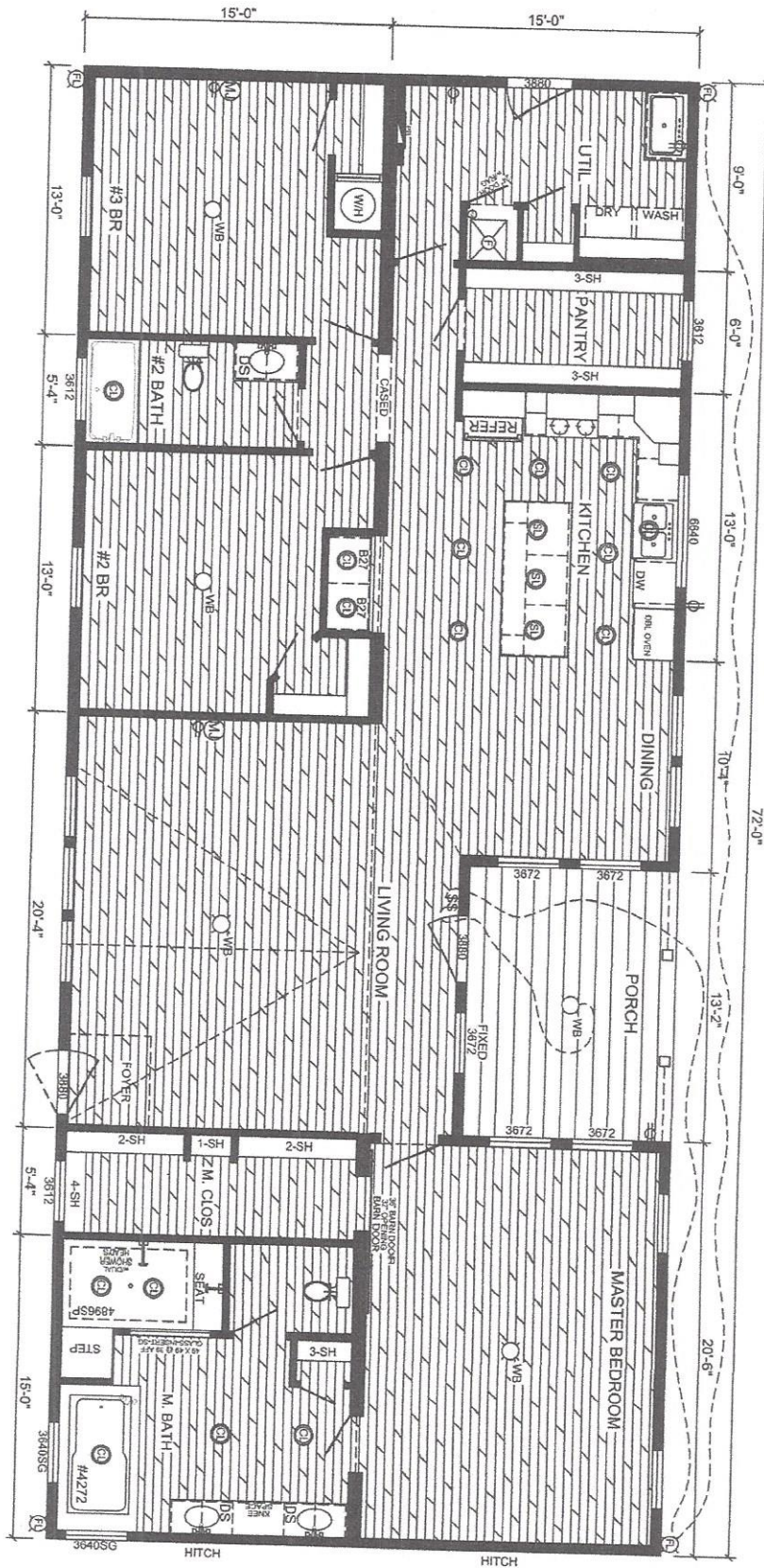
DEER VALLEY HOMEBUILDERS, INC.
 Woodland Homes Series
 "AIMON (B)"

For more information visit us at
www.deervalleyhb.com

DATE: 12/22/2021 12/27/21 *BC 01-06-22*BC

Drawn By: R. HARDIN

*All rooms dimensions include closets and square footage are approximate. Drawing layout subject to change if required by engineering review.



Handwritten initials: JM DM

License Number: IH / 1025249 / 1 Name: ERNEST SCOTT JOHNSON

Order #: 5329	Label #: 88872	Manufacturer:	(Check Size of Home)
Homeowner:		Year Model:	Single _____
Address:		Length & Width:	Double _____
City/State/Zip:		Type Longitudinal System:	Triple _____
Phone #:		Type Lateral Arm System:	HUD Label #:
Date Installed:		New Home: _____ Used Home: _____	Soil Bearing / PSF:
Installed Wind Zone:		Data Plate Wind Zone:	Torque Probe / in lbs:
Note:			Permit #:

STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

88872

LABEL #

DATE OF INSTALLATION

ERNEST SCOTT JOHNSON

NAME

IH / 1025249 / 1

5329

LICENSE #

ORDER #

CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME IS
IN ACCORDANCE WITH FLORIDA STATUTES 320.8249, 320.8325
AND RULES OF THE HIGHWAY SAFETY AND MOTOR VEHICLES.

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2 YEARS.
YOU ARE REQUIRED TO
PROVIDE COPIES WHEN
REQUESTED.

STATE OF FLORIDA
 DEPARTMENT OF HEALTH
 APPLICATION FOR CONSTRUCTION PERMIT

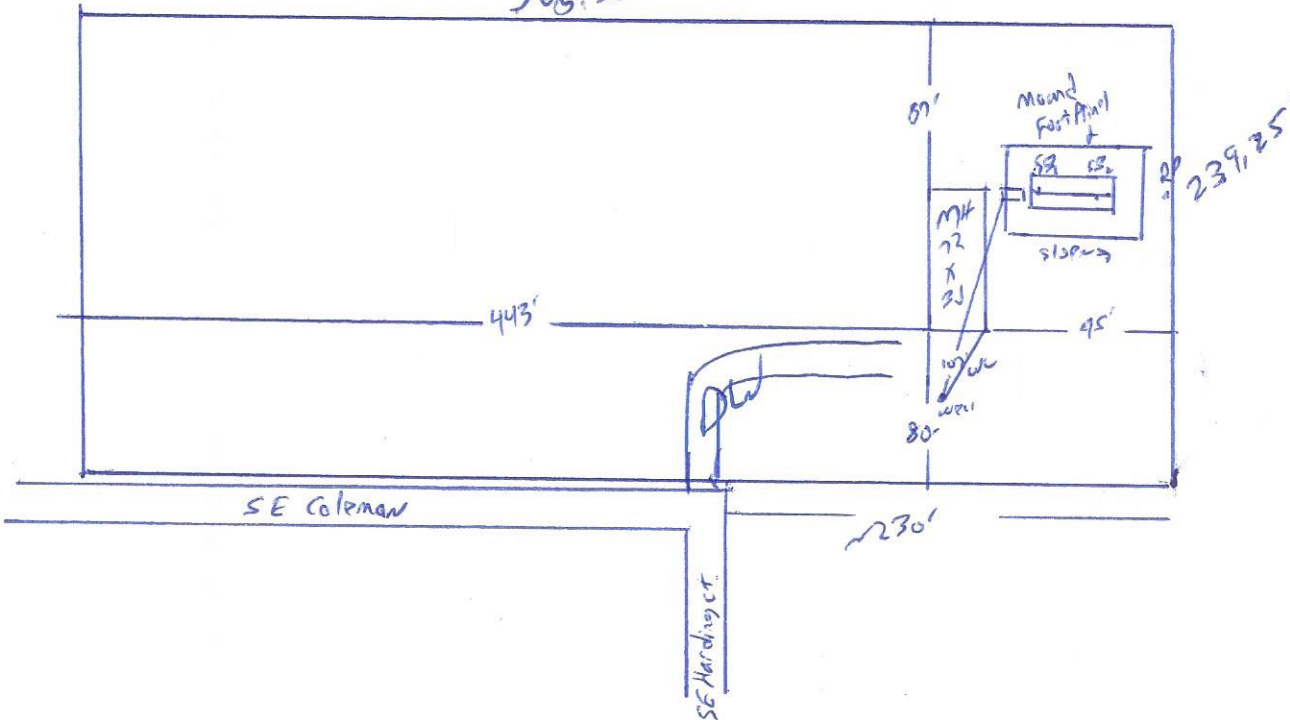
Permit Application Number _____

1" = 100'

R. M. [Signature]

PART II - SITEPLAN

568.50



Notes: _____

Site Plan submitted by: [Signature]

Plan Approved: _____ Not Approved _____

Date _____

By: _____ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Address Assignment and Maintenance Document

To maintain the county wide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for addressing and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Services Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County

Date/Time Issued: **11/30/2021 3:47:51 PM**

Address: **293 SE COLEMAN LN**

City: **HIGH SPRINGS**

State: **FL**

Zip Code **32643**

Parcel ID **15-7S-17-09991-003**

REMARKS: **This address is a verified address in the county's addressing system.
Verification ID: 440dda43-00fc-4e08-9477-3ee052176382**

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION AND ACCESS INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION AND/OR ACCESS INFORMATION BE FOUND TO BE IN ERROR OR CHANGED, THIS ADDRESS IS SUBJECT TO CHANGE.

Address Issued By: **GIS Specialist**

Columbia County GIS/911 Addressing Coordinator

Columbia County
Department of Information Technology
135 NE Hernando Ave. Lake City, FL 32055
Telephone 386-719-1456

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Inst: 202012013812 Date: 08/24/2020 Time: 2:40PM
Page 1 of 2 B: 1417 P: 2199, James M Swisher Jr, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 210.00

Parcel ID Number: R09991-003

Warranty Deed

This Indenture, Made this 21st day of August, 2020 A.D., Between
William L. Coleman and Karen A. Coleman, husband and wife

of the County of Columbia, State of Florida, grantors, and
Ryan Meyer and Tiffany Griffith, husband and wife

whose address is: 7813 NE SR 47, High Springs, FL 32643

of the County of Alachua, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Columbia State of Florida to wit:

See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Columbia County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2020 and subsequent years.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Darryl J. Tompkins

Witness
[Signature]
Printed Name: Sandra E. Howe

Witness

[Signature] (Seal)
William L. Coleman
P.O. Address: 184 SE Coleman Lane, High Springs, FL 32643

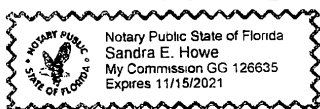
[Signature] (Seal)
Karen A. Coleman
P.O. Address: 184 SE Coleman Lane, High Springs, FL 32643

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online
notarization, this 21st day of August, 2020 by

William L. Coleman and Karen A. Coleman, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



[Signature]
Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/21

EXHIBIT "A"

Commence at the Southwest corner of the North one half of the Northwest one quarter of Township 7 South, Range 17 East, Section 15 and run thence Easterly along the South line of the North one half of the Northwest one quarter 100 feet for a point of beginning; thence continue along the Southern boundary line of the North one half of the Northwest one quarter 1173.80 feet; thence Northerly 239.25 feet; thence Westerly 1173.80 feet to the Eastern right of way line of US Highway #41; thence Southerly along the Eastern right of way line of US Highway #41, 239.25 feet to the point of beginning. Less and except the West 3.25 acres thereof.

Subject to right of way for County maintained road on the South side of the above described property in Columbia County, Florida.