

Prepared by:

Gibraltar Title Insurance Agency, Inc.
2801 S.W. Archer Road
Gainesville, Florida 32608

File Number: 134812RHOADS

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DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1253 P:2546

General Warranty Deed

Made this May 1, 2013 A.D. By **Ashley Rhoads and Rachel Rhoads f/k/a Rachel Nettles, husband and wife**, whose address is: 726 SE ADAMS STREET, High Springs, Florida 32643, hereinafter called the grantor, to **Sharon Sowa**, whose post office address is: 232 McHenry Road, Indiana, PA15701, 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:

The Easterly 1/2 of the following described property:

Tract 21 and 22 of Gloria C. Duren Subdivision, an unrecorded subdivision. A part of the Northeast 1/4 of Section 10, Township 7 South, Range 17 East, more particularly described as follows:

Begin at the Southwest corner of the Northeast 1/4 of said Section 10 and run North 02 deg. 07 min. 55 sec. West, 587.52 feet to the Southerly right of way line of a county graded road (Adams Road); thence Southeasterly and Northeasterly along the arc of a curve to the left having a radius of 157.85 feet, an included angle of 63 deg. 43 min. 42 sec. for an arc distance of 175.57 feet; thence North 52 deg. 51 min. 40 sec. East along said right of way, 50.01 feet; thence Northeasterly along the arc of a curve to the right, having a radius of 70.0 feet, an included angle of 35 deg. 29 min. 22 sec. for an arc distance of 43.36 feet; thence North 88 deg. 21 min. 02 sec. East along said right of way, 412.13 feet; thence South 02 deg. 15 min. 58 sec. East, 640.43 feet to the South line of said Northeast 1/4, thence South 88 deg. 22 min. 33 sec. West, 661.87 feet to the Point of Beginning, in Columbia County, Florida.

Parcel ID Number: 107S-17-09977-028

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, 2012.

AR *PR*

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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:

x *Kimberly Ducas*
WITNESS
Witness Printed Name Kimberly Ducas

x *Betty Walker*
WITNESS
Witness Printed Name Betty Walker

x *Ashley Rhoads* (Seal)
Ashley Rhoads
Address: 726 SE ADAMS STREET, High Springs, Florida 32643

x *Rachel Rhoads* (Seal)
Rachel Rhoads f/k/a Rachel Nettles
Address: 726 SE ADAMS STREET, High Springs, Florida 32643

State of FLORIDA
County of ALACHUA

The foregoing instrument was acknowledged before me this 1st day of May, 2013, by Ashley Rhoads and Rachel Rhoads f/k/a Rachel Nettles, husband and wife, who is/are personally known to me or who has produced DRIVER LICENSE as identification.

Donna Malone
Notary Public
Print Name: Donna Malone

My Commission Expires

