

Prepared by and return to
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File Number: 11-091S

Inst. 201112007256 Date: 5/13/2011 Time: 12:02 PM
Doc Stamp-Deed.301.00
DC, P DeWitt Cason Columbia County Page 1 of 2 B 1214 P 1672

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Warranty Deed

This Warranty Deed made this 10 day of May, 2011 between Bobby Ruble and Staci Ruble whose post office address is 120 Avenue F, Key West, FL 33040, grantor, and Michael S. Radzinski, a married man, and Joyce Drennan, a married woman, As Joint Tenants With Rights Of Survivorship, whose post office address is 158 Conestoga Way, Fort White, FL 32038, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 Columbia County Florida to-wit

PARCEL NO. 11

Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 14, Township 7 South, Range 16 East, Columbia County, Florida and run thence North 00° 50' 20" West along the East line of the West 1/2 of said SW 1/4, 1336.01 feet to the POINT OF BEGINNING; thence continue North 00° 50' 20" West along said East line, 669.20 feet; thence South 89° 04' 44" West 654.36 feet; thence South 00° 50' 20" East, 669.20 feet; thence North 89° 04' 44" East 654.36 feet to the POINT OF BEGINNING

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS.

A Strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Commence at the Southeast corner of the SW 1/4 of Section 14, Township 7 South, Range 16 East Columbia County, Florida and run thence North 00° 50' 04" West along the East line of said SW 1/4 666.66 feet; thence South 89° 04' 44" West SW 1/4, 620.60 feet to the radius point of a cul-de-sac having a radius of 50 feet and to the POINT OF BEGINNING; thence continue South 89° 04' 44" West along said centerline 3320.28 feet to the East maintained right of way line of Fry Road and to the POINT OF TERMINATION.

AND

A Strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Commence at the Southeast corner of the SW 1/4 of Section 14, Township 7 South, Range 16 East, Columbia County, Florida and run thence North 00° 50' 04" West along the East line of said SW 1/4 666.66 feet; thence South 89° 04' 44" West 1321.20 feet to the East line of the West 1/2 of said SW 1/4 to the POINT OF BEGINNING; thence continue North 00° 50' 20" West along said centerline along said East line of West 1/2 of SW 1/4 1986.71 feet the NE corner of the NW 1/4 of said SW 1/4; thence North 00° 50' 22" West along the East line of the SW 1/4 of NW 1/4 of said Section 14, 14.50 feet to the South maintained right of way line of Shiloh Road and to the POINT OF TERMINATION.

Parcel Identification Number: 14-7S-16-04226-111

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, 2010

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

Signed sealed and delivered in our presence

Lynda K Bringle
Witness Name LYNDA K BRINGLE

Bobby Ruble (Seal)
Bobby Ruble

Donnie J. Yarbrough
Witness Name DONNIE J. YARBROUGH

Staci Ruble (Seal)
Staci Ruble

State of Florida

County of MANLEE

The foregoing instrument was acknowledged before me this 10 day of May, 2011 by Bobby Ruble and Staci Ruble, who are personally known or [] have produced a driver's license as identification

[Notary Seal]

Lynda K Bringle
Notary Public

Printed Name

My Commission Expires

