

Prepared by and return to:  
Frontier Title Group, LLC  
426 SW Commerce Dr.  
Suite 145  
Lake City, FL 32025  
as a necessary incident to the fulfillment  
of conditions contained in a title insurance  
commitment issued by it.

Folio Number(s): 36-4S-15-00414-102  
File No.: RS2017-1503

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

**THIS WARRANTY DEED** made this 8th day of May, 2017 by **Timothy J. Baranek and Alexis L. Baranek, Husband and Wife**, whose post office address is 270 Flynn Suttles Ln, Spring City, TN 37381 hereinafter called the Grantor, to **Juan Carlos Jimenez, a Married Man, and Samuel David Patterson, a Married Man**, whose post office address is 617 SW Mill Ln, Lake City, FL 32024 hereinafter called the Grantee. (Wherever 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).

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

The South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 4 South, Range 15 East, Columbia County, Florida.  
together with a mobile home located thereon as a permanent fixture and appurtenance thereto described as follows: 2000 Champion Serial 5442, VIN #FLA146C5442A and #FLA146C5442B.

Together with a non-exclusive perpetual easement for ingress and egress over and across the following described property:

An easement 60.00 feet in width for the purpose of ingress and egress lying 30.00 feet to each side of and adjacent to the following described lands:  
the East line of the West 1/2 of the West 1/2 of the Southeast 1/4 (being also the West line of the East 1/2 of the West 1/2 of the Southeast 1/4, Columbia County, Florida).

**SUBJECT TO** restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

**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; and hereby 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 as mentioned above.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Melissa Ogbe  
Witness Melissa Ogbe  
Jessica Gothard  
Witness Jessica Gothard

Timothy J. Baranek  
Timothy J. Baranek  
Alexis L. Baranek  
Alexis L. Baranek

STATE OF TENNESSEE  
COUNTY OF: Rhea

The foregoing instrument was acknowledged before me this 9th day of May, 2017 by Timothy J. Baranek and Alexis L. Baranek who are personally known to me or have produced Drivers Licenses as identification and who did not take an oath.

Lacey Mosley  
Notary Public  
Lacey T. Mosley  
Printed Notary Name  
my commission expires 5/25/2020

