

Prepared by:
Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 17-0009

Inst: 201712002092 Date: 02/03/2017 Time: 10:46AM
Page 1 of 2 B: 1330 P: 905, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 350.00

General Warranty Deed

Made this January 31st, 2017 A.D. By **Steven D. Ingmire and Jenny L. Ingmire, husband and wife**, whose pst office address is: 144 Sapodilla Street, Punta Gorda, Florida 33980, hereinafter called the grantor, to **Kimberly A. Libby, a married person**, whose post office address is: 2682 Koehn's Avenue, Big Pine Key, Florida 33043, 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:

LOT 8

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 00 DEGREES 03 MINUTES 14 SECONDS WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12, 2020.42 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST, 661.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST, 661.94 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS EAST, 661.51 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 15 SECONDS WEST, 664.25 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS WEST, 661.52 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CUL-DE-SAC EASEMENT IN THE NORTHWEST CORNER THEREOF. ALSO, THE NORTH 30 FEET AND THE EAST 30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

TOGETHER WITH:

60 FT. ROAD EASEMENTS IN TUSTENUGGEE TRACE

A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 00 DEGREES 03 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12, 22.91 FEET TO THE SOUTH LINE OF ICHETUCKNEE ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE NORTH 89 DEGREES 26 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 561.07 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 20 SECONDS EAST STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 785.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS WEST, 2636.12 FEET TO REFERENCE POINT "C"; THENCE CONTINUE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS WEST, 1325.34 FEET TO REFERENCE POINT "H"; THENCE CONTINUE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS WEST, 617.03 FEET TO REFERENCE POINT "J"; THENCE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST, 1300.53 FEET TO REFERENCE POINT "K"; THENCE CONTINUE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST, 1300.06 FEET TO REFERENCE POINT "L" AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "C" AND RUN THENCE NORTH 89 DEGREES 38 MINUTES 13 SECONDS WEST, 664.35 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "H" AND RUN THENCE NORTH 89 DEGREES 38 MINUTES 15 SECONDS WEST, 659.62 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "J" AND RUN THENCE SOUTH 85 DEGREES 54 MINUTES 49 SECONDS WEST, 709.68 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "K" AND RUN THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS EAST, 671.46 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "L" AND RUN THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS EAST, 671.46 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION.

Parcel ID Number: 12-6S-16-03816408

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving

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any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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, 2016.

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:

<u>Kathleen A. Merosky</u> As to Both Witness Printed Name <u>Kathleen A. Merosky</u>	<u>Steven D. Ingmire</u> (Seal) Steven D. Ingmire
<u>Vivian A. Wolf Barkhoff</u> As to Both Witness Printed Name <u>Vivian A. Wolf Barkhoff</u>	<u>Jenny L. Ingmire</u> (Seal) Jenny L. Ingmire

State of Florida
County of Charlotte

The foregoing instrument was acknowledged before me this 31st day of January, 2017, by Steven D. Ingmire and Jenny L. Ingmire, husband and wife, who is/are personally known to me or who has produced FL DLIC as identification.

Barbara D. Stewart
Notary Public
Print Name: Barbara D. Stewart
My Commission Expires: 12/20/2017

