

Prepared by and return to:  
Crystal Curran  
Alachua Title Services, LLC  
16407 Northwest 174th Drive Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 20-114

Parcel Identification No 10-6S-16-03814-110

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of July, 2020 between James H. Boylan, an unmarried man, whose post office address is 719 Southwest Grassy Lane, Fort White, FL 32038, of the County of Columbia, State of Florida. Grantor, to Jose Rodriguez and Ana Iris Rodriguez, a married couple, whose post office address is 719 Southwest Grassy Lane, Fort White, FL 32038, of the County of Columbia, State of Florida. Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot 10, Southfork, an unrecorded subdivision of a part of the S 1/2 of Section 10, Township 6 South, Range 16 East, being more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the SE 1/4 of said Section 10 and run thence North 88 degrees 43'47" East, along the North thereof a distance of 636.65 feet; thence South 00 degrees 07'22" East, a distance of 664.21 feet; thence South 88 degrees 37'18" West, a distance of 657.85 feet; thence North 00 degrees 02'08" East, a distance of 665.49 feet; thence South 88 degrees 43'47" East, a distance of 19.33 feet to the Point of Beginning, Columbia County, Florida.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS:  
A part of the S 1/2 of Section 10, Township 6 South, Range 16 East, being more particularly described as follows:

Commence at the SW corner of said Section 10 and run thence North 88 degrees 52' 16" East, along the South line of said Section 10, a distance of 46.86 feet to the East Right of Way of State Road No. 47; thence North 00 degrees 20'30" West along said East Right of Way 627.05 feet to the Point of Beginning; thence North 00 degrees 02'30" West, still along said Right of Way a distance of 60.00 feet; thence North 88 degrees 53'29" East, a distance of 629.67 feet; thence North 00 degrees 24'41" West a distance of 681.60 feet; thence North 88 degrees 53'26" East, a distance of 60.00 feet; thence South 00 degrees 24'41" West, a distance of 681.60 feet; thence North 88 degrees 53'29" East, a distance of 629.35 feet; thence North 88 degrees 58' 12" East, 650.99 feet; thence North 01 degrees 01'48" West, a distance of 589.75 feet; thence South 87 degrees 47'54" West a distance of 36.83 feet; thence North 00 degrees 25'25" West a distance of 739.98 feet; thence North 88 degrees 25'30" East, a distance of 60.01 feet; thence South 00 degrees 25'25" East a distance of 679.29 feet; thence North 87 degrees 47'54" East, a distance of 36.18 feet; thence South 01 degrees 01'48" East, a distance of 650.01 feet; thence North 88 degrees 37'18" East, a distance of 2603.18 feet; thence South 00 degrees 17'09" East, a distance of 60.01 feet; thence South 88 degrees 37'18" West, a distance of 2632.46 feet; thence South 88 degrees 58'12" West, 681.09 feet; thence South 88 degrees 53'29" West, 1319.83 feet to the Point of Beginning, Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

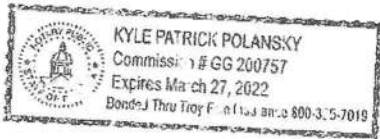
[Signature]  
WITNESS  
PRINT NAME: KYLE POLANSKY  
[Signature]  
WITNESS  
PRINT NAME: Kathy Edgeworth

[Signature]  
James H. Boylan

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20<sup>th</sup> day of JULY, 2020, by James H. Boylan.

[Signature]  
Signature of Notary Public  
Print Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification  
Produced: Driver's License