

28,000.00
196.00

This Instrument Prepared by & return to:

Name: **TRISH LANG, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC**
Address: **343 NW COLE TERRACE, SUITE 101
LAKE CITY, FL 32053
File No. 13Y-040557L**

Inst: 201312007857 Date: 5/22/2013 Time: 2:58 PM
Doc Stamp-Deed: 0.70
DC, P DeWitt Cason, Columbia County Page 1 of 1 B: 1255 P: 247

Inst: 201312007445 Date: 5/15/2013 Time: 2:11 PM
Doc Stamp-Deed: 196.00
DC, P DeWitt Cason, Columbia County Page 1 of 1 B: 1254 P: 1974

Parcel I.D. # **124S1602945001**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 10th day of May, A.D. 2013, by **RAYMOND R. SESSIONS, A SINGLE PERSON**, hereinafter called the grantor, to **ALLEN R. KAUFFMAN and BARBARA A. KAUFFMAN, HIS WIFE**, whose post office address is **9524 SW 94TH LOOP, OCALA, FLORIDA 34481**, hereinafter called the grantees

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of Florida, viz

BEGIN AT THE NW CORNER OF LOT 28 OF "CANNON CREEK AIR PARK" AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 3 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN S.87°44'30"W, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD, SAID POINT BEING IN A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2904.79 FEET AND AN INCLUDED ANGLE OF 03°10'33" THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 161.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.21°09'13"W, 160.99 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S.28°33'05"W 88.04 FEET, THENCE S.72°39'09"E, 83.08 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED LOT 28, SAID POINT BEING IN A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2133.57 FEET AND AN INCLUDED ANGLE OF 07°31'41"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 280.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.23°59'57"E, 280.13 FEET, TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 60.00 FEET THEREOF.

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 grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

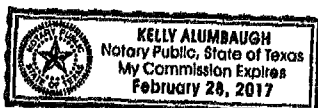
Signed, sealed and delivered in the presence of:

Marye E. Dominguez
Witness Signature
Marye E. Dominguez
Printed Name
Sean M. Adams
Witness Signature
Sean M. Adams
Printed Name

Raymond R. Sessions
RAYMOND R. SESSIONS
Address:
P O BOX 6222, SAN ANTONIO, TX 78209

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of May, 2013, by **RAYMOND R. SESSIONS**, who is known to me or who has produced Florida DL as identification.



Kelly Alumbaugh
Notary Public
My commission expires 2/28/2017