

PREPARED BY:
Wanda J. Hill
296 SW Horse Way
Lake City, FL 32024

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
Cody and Misty Pitts
287 SW Horse Way
Lake City, FL 32024

MAIL TAX STATEMENTS TO:
Cody and Misty Pitts
287 SW Horse Way
Lake City, FL 32024

Inst: 201812011261 Date: 06/04/2018 Time: 9:33AM
Page 1 of 3 B: 1361 P: 1642, P.DeWitt Cason, Clerk of Court
Columbia, County, By: LK
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 1st day of June, 20 18, between Daniel B. Hill Jr, and his wife, Wanda J. Hill, whose address is 296 SW Horse Way, Lake City, Florida 32024, a married couple ("Grantors"), and Cody W. Pitts, and his wife, Misty D. Pitts, whose address is 287 SW Horse Way, Lake City, Florida 32024, a married couple ("Grantees").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantees, as Tenants in Common, the property located in Columbia County, Florida, described as:

SEE ATTACHMENT

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Attachment

DESCRIPTION:

LOT 6, "CYPRESS LAKE HILLS", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT:

PART OF LOT 6, "CYPRESS LAKE HILLS", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT, LS 3048, MARKING THE NE CORNER OF LOT 6, "CYPRESS LAKE HILLS", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE S.00 DEGREES 44'35"E., ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 382.80 FEET, TO A CONCRETE MONUMENT, LS 3048, MARKING THE SE CORNER OF SAID LOT 6; THENCE S.88 DEGREES 03'31"W., ALONG THE MONUMENTED SOUTH LINE OF SAID LOT 6, A DISTANCE OF 246.60 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.00 DEGREES 28'41"E., 323.16 FEET, TO A CONCRETE MONUMENT, LS 3048, MARKING A CORNER OF SAID LOT 6 AND BEING ON THE RIGHT-OF-WAY OF SW HORSE WAY, A PUBLIC RIGHT-OF-WAY; THENCE N.00 DEGREES 44'08"W., ALONG A PORTION OF THE EAST RIGHT-OF-WAY LINE OF SW HORSE WAY, 60.12 FEET TO A CONCRETE MONUMENT, LS 3048, MARKING A CORNER OF SAID LOT 6; THENCE N.88 DEGREES 07'09"E., 239.70 FEET TO THE POINT OF BEGINNING.

OF REMAINDER OF LOT 6 CONTAINES 2.89 ACRES, MORE OR LESS. SUBJECT TO UTILITY EASEMENTS AS SHOWN ON THE PLAT OF RECORD FOR LOT 6, "CYPRESS LAKE HILLS", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 82, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A 1995 DOUBLEWIDE MOBILE HOME, VIN #FLHMBC43237483A AND FLHMBC43237483B

IN WITNESS WHEREOF the Grantors have executed this deed on the 1st day of
June, 2018.

[Signature]
Witness Signature: Garrett Beach

[Signature]
Printed name: Daniel B. Hill Jr

[Signature]
Witness Signature: Taylor Beach

[Signature]
Printed name: Wanda J. Hill

STATE OF Florida COUNTY OF Columbia

The foregoing instrument was acknowledged before me this the 1st day of
June, 2018 by Daniel B. Hill Jr and Wanda J. Hill who are
personally known to me or have produced personally known to me as
identification and who did/did not take an oath.

[Signature]
Signature of Notary/Deputy Clerk

Arlene K. Huffstutler Printed Name of Notary/Deputy Clerk

My Commission expires: _____

