

Rec. 27th
Doc. 1330th

Prepared by and return to:

Kelley D. Jones, P.A.
1701 NW 80th Boulevard Ste 102
Gainesville, FL 32606
352-377-2004
File Number: 17-129
Will Call No.:

Inst: 201712014884 Date: 08/08/2017 Time: 3:08PM
Page 1 of 3 B: 1342 P: 576, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 1330.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of August, 2017 between Ashley Allen Miller, as Trustee of the trust agreement dated the 25th day of July, 2003 known as Trust Number 459 whose post office address is 27492 Cleveland Ave, Punta Gorda, FL 33982, grantor, and Adrianna M. Tousignant and Ashley M. Tousignant, a married couple whose post office address is 459 SW Fielding Way, Fort White, FL 32038, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

SEE EXHIBIT "A"

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

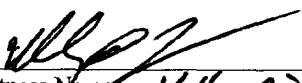
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

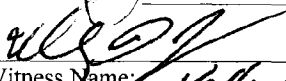
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

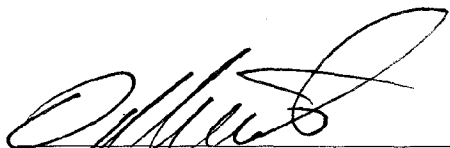
Signed, sealed and delivered in our presence:


Witness Name: Kelly D. Jones


Witness Name: JENNIFER BOOTH


Witness Name: Kelly D. Jones


Witness Name: JENNIFER BOOTH

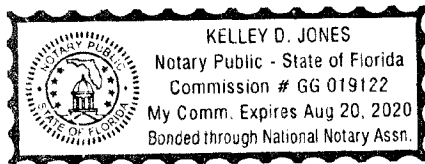

Ashley A Miller, Trustee


Ashley A Miller (Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 7th day of August, 2017 by Ashley A Miller, individually and as Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



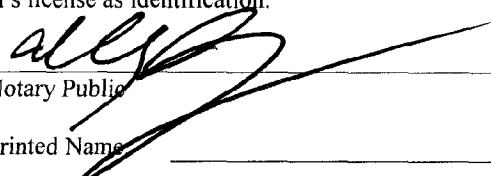

Notary Public
Printed Name: _____
My Commission Expires: _____

Exhibit A

Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 7 South, Range 16 East, Columbia County, Florida, and run West 220 yards, thence run North 110 yards, thence run East 39 yards to the Point of Beginning, thence run North 111 yards, thence run East 181 yards, thence run South 111 yards, thence run West 181 yards to the Point of Beginning. Also: Begin at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 7 South, Range 16 East, Columbia County, Florida, run 221 yards North, thence 166 yards West to the Point of Beginning, thence 10 yards North, thence 144 yards West to the Eastern boundary of County Graded Road, follow said Graded Road 12 yards Southerly, thence East 150 yards to the Point of Beginning.

Subject to Ingress-Egress Easement:

THE WEST THIRTY (30) FEET OF: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTH EAST ¼ OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN WEST 220 YARDS, THENCE RUN NORTH 110 YARDS, THENCE RUN EAST 39 YARDS TO THE POINT OF BEGINNING, THENCE RUN NORTH 111 YARDS, THENCE RUN EAST 181 YARDS, THENCE RUN SOUTH 111 YARDS, THENCE RUN WEST 181 YARDS TO THE POINT OF BEGINNING.

ALSO:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN 221 YARDS NORTH, THENCE 166 YARDS WEST TO THE POINT OF BEGINNING, THENCE RUN 10 YARDS NORTH, THENCE 141 YARDS WEST TO THE EASTERN BOUNDARY OF COUNTY GRADED ROAD, FOLLOW SAID GRADED ROAD 12 YARDS SOUTHERLY, THENCE 150 YARDS EAST, TO THE POINT OF BEGINNING.

Parcel Identification Number: 03-7S-16-04118-010