

Prepared by and return to:
Frontier Title Group, LLC
426 SW Commerce Dr.
Suite 145
Lake City, FL 32025
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Folio Number(s):
File No.: RS2017-1426

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made this 10th day of July, 2017 by **Jean Rentz, a Single Woman**, whose post office address is 3663 SW Wilson Springs Road, Fort White, FL 32038, hereinafter called the Grantor, to **Tiffany R. Payne, a Single Woman**, whose post office address is 3663 SW Wilson Springs Road, Fort White, FL 32038 hereinafter called the Grantee. (Wherever 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).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

Wilson Springs Community Phase 2
Lot 4

Commence at the Northwest corner of the Southwest 1/4 of Section 6, Township 7 South, Range 16 East, Columbia County, Florida and run South 00 deg. 15'08" East along the West line of said Section 6 a distance of 33.01 feet to a point on the South line of Wilson Springs Road as deeded to the county; thence North 88 deg. 10'31" East along said South line of Wilson Springs Road as deeded to the county, a distance of 868.44 feet to a concrete monument and the point of beginning; thence continue North 88 deg. 10'31" East still along said South line of Wilson Springs Road as deeded to the county, a distance of 368.51 feet, more or less to a concrete monument on the Westerly maintained right of way line of Wilson Springs Road; thence Southerly along said Westerly maintained right of way line of Wilson Springs Road a distance of 183 feet, more or less to a concrete monument; thence South 89 deg. 11'28" West, a distance of 100.00 feet to a concrete monument; thence South 74 deg. 52'29" West a distance of 333.75 feet to a concrete monument; thence North 05 deg. 14'33" East a distance of 256.06 feet to a concrete monument and the point of beginning.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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; and hereby 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 as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Regina Simpkins
Witness **Regina Simpkins**

Floyd Rentz, Attorney in Fact for Jean Rentz
Floyd Rentz, Attorney in Fact for Jean Rentz

Carlene Crosier
Witness Carlene Crosier

STATE OF: FLORIDA
COUNTY OF: COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of July, 2017 by Floyd Rentz, Attorney in Fact for Jean Rentz who is personally known to me or has produced Driver's License as identification and who did not take an oath.

Regina Simpkins
Notary Public

Regina Simpkins
Printed Notary Name

