

RETURN TO:

FNC Title Services, LLC
1300 Piccard Drive, Suite #105
Rockville, MD 20850

THIS INSTRUMENT PREPARED BY:

Eric S. Zufelt, Esq.
Florida Bar ID # 479659
Zufelt Law Offices, LLC
630 Riverfront Drive, Suite 230
Sheboygan, WI 53081

PROPERTY APPRAISER PARCEL IDENTIFICATION:

Parcel Number: 17-4S-17-08425-000

ORDER NO: 201504-1077

Inst: 201512013021 Date: 8/3/2015 Time: 10:05 AM

Doc Stamp-Deed: 0.70

DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1298 P: 2217

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

This indenture, made this 16 day of July, 2015 A.D., between A.C. MILTON and MEARL MILTON (who erroneously acquired title as MERLE MILTON), husband and wife, of the County of Columbia, in the State of Florida, hereinafter referred to as "Grantor," whether one or more, and A.C. MILTON and MEARL MILTON, husband and wife, as tenants by the entirety, whose mailing address is 573 Southwest Moonshadow Glen, Lake City, Florida 32025, hereinafter referred to as "Grantee," whether one or more,

Witnesseth that the Grantor, for and in consideration of the sum of Ten dollars and 00/100 (\$10.00), to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, his heirs and assigns forever, the following described land, to wit:

Township 4 South - Range 17 East a portion of Section 17, described according to a survey and description by Donald F. Lee and Associates, Inc., Donald F. Lee, P.L.S. # 3628, dated November 23, 2009, as follows:

Commence at the Southwest corner of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 17, Township 4 South, Range 17 East, Columbia County, Florida (per survey by B.G. Moore, Pls) and run North 89 degrees 13 minutes 58 seconds East along the South line of the said North 1/2 of the North 1/2 of the Southwest 1/4 (per said B. G. Moore Survey) a distance of 222.24 feet to the point of beginning; thence North 00 degrees 04 minutes 58 seconds West 451.76 feet; thence South 82 degrees 52 minutes 25 seconds East 152.45 feet; thence South 38 degrees 35 minutes 01 seconds East 136.20 feet; thence South 00 degree 42 minutes 38 seconds East 323.20 feet to a point on the South line of the North 1/2 of the North 1/2 of the Southwest 1/4 (per said B.G. Moore Survey); thence South 89 degrees 13 minutes 58 seconds West along said South line 239.59 feet to the point of beginning. Containing 2.28 acres, more or less. Subject to an easement for ingress and egress across the Southerly 30.00 feet hereof.

Together with an easement 30.00 feet in width, for ingress and egress, lying 30.00 feet left of and adjacent to the following described line:

Commence at the Southwest corner of the North 1/2 of the North 1/2 of the Southwest 1/4 of Section 17, Township 4 South, Range 17 East, Columbia County, Florida (per survey by B.G. Moore, PLS) and run North 89 degrees 13 minutes 58 seconds East along the South line of said North 1/2 of the North 1/2 of the Southwest 1/4 (per said B.G. Moore Survey) a distance of 461.83 feet to the point of beginning of herein described line and easement; thence continue North 89 degrees 13 minutes 58 seconds East still along said South line of the North 1/2 of the North 1/2 of the Southwest 1/4 (per said B.G. Moore Survey) a distance of 1278.69 feet; thence North 53 degrees 14 minutes 01 seconds East 175.09 feet; thence North 30 degrees 11 minutes 51 seconds East 187.80 feet; thence North 07 degrees 48 minutes 17 seconds East 198.26 feet;

thence North 38 degrees 43 minutes 30 seconds East 443.85 feet to a point on the Southwesterly right-of-way line of U.S. Highway No. 41 and the terminal point of herein described line and easement.

Being that same property conveyed from O.P. DAUGHTRY, JR. and his wife, BETTY JEAN DAUGHTRY, by deed to A.C. MILTON and his wife, *MERLE MILTON, dated March 8, 1972, recorded March 9, 1972 in Columbia County Records, in Book 284, Page 329.

***The purpose of this deed is, in part, to correct an error in the spelling of grantor's first name in the above-mentioned deed dated March 8, 1972, recorded March 9, 1972 in Columbia County Records, wherein MEARL MILTON erroneously acquired title as MERLE MILTON.**

Subject to: Taxes for the year 2015 and subsequent years, not yet due and payable; Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; Conditions, agreements, restrictions, reservations, covenants, easements and limitations of record, of any, provided that this provision shall not operate to reimpose the same; Public utility easements of record.

AKA: 573 Southwest Moonshadow Glen, Lake City, Florida 32025

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

THIS SPACE LEFT INTENTIONALLY BLANK

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.

Lara Roberts
Witness 1 Signature

Tara Roberts
Printed Name

Jannette S Boyd
Witness 2 Signature
Jannette S. Boyd
Printed Name

A.C. Milton
Grantor Signature

A.C. MILTON
Printed Name

573 Southwest Moonshadow Glen
Lake City, Florida 32025
Post Office Address

Lara Roberts
Witness 1 Signature

Tara Roberts
Printed Name

Jannette S Boyd
Witness 2 Signature
Jannette S. Boyd
Printed Name

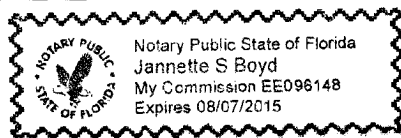
Mearl Milton
Grantor Signature

MEARL MILTON
Printed Name

573 Southwest Moonshadow Glen
Lake City, Florida 32025
Post Office Address

STATE OF FLORIDA)
COUNTY OF Columbia) ss.

The foregoing instrument was acknowledged before me this 16 day of July, 2015, by A.C. MILTON and MEARL MILTON, who are personally known to me or who have produced a FL DL as identification.



My Commission Expires: 8-7-15

NOTARY PUBLIC:

Jannette S Boyd
Print Name: Jannette S. Boyd
State of Florida at Large (Seal)