

This Instrument Prepared by & return to:
Name: **MARILYN SIEGEL**
Address: **910 SW COLES COURT**
FORT WHITE, FL 32038

Inst 201312009084 Date 6/14/2013 Time: 1:18 PM
Doc Stamp-Deed 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B 1256 P 1294

Parcel I.D. #: **04145-003**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 14th day of JUNE, 2013, by

STEVE SIEGEL AND MARILYN SIEGEL, HIS WIFE, f/k/a MARILYN CHREST,

hereinafter called the grantors, to

STEVE SIEGEL, MARILYN SIEGEL, HIS WIFE AND KRISTAL CHREST,

AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

Whose address is 910 SW COLES COURT, FORT WHITE, FL 32038, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" 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 grantee all that certain land situate in **Columbia County, State of Florida**, viz:

SEE EXHIBIT "A"

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 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:

Patricia Lang
Witness Signature
PATRICIA LANG

Patricia Lang
Printed Name
Brenda Styons
Witness Signature
Brenda Styons
Printed Name

Steve Siegel L.S.
STEVE SIEGEL
Address: 910 SW COLES COURT
FORT WHITE, FL 32038

Marilyn Siegel L.S.
MARILYN SIEGEL
Address: 910 SW COLES COURT
FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of JUNE, 2013, by STEVE SIEGEL AND MARILYN SIEGEL, who are known to me or who have produced Driver's License as identification.



Patricia Lang
Notary Public
My commission expires 12-14-14

"EXHIBIT "A"

A tract of land lying in the SW 1/4 of the NE 1/4 of Section 6, Township 7 South, Range 16 East, Columbia County, Florida being more particularly described as follows:
Commence at the Southeast corner of said Section 6 and run S 86 deg. 45'53" W along the South line of said Section 1316.24 feet to the West line of the East 1/2 of said SE 1/4 of Section 6, thence run N 1 deg. 05'14" W along said West line 2579.72 feet to the South line of the NE 1/4 of Section 6, thence run S 87 deg. 16'57" W along said South line 645.07 feet to the Point of Beginning, thence continue S 87 deg. 16'57" W along said South line 676.63 feet to the West line of the NE 1/4 of Section 6, thence run N 1 deg. 05'14" W along said West line, 651.60 feet, thence N 87 deg. 28'20" E 676.57 feet, thence run S 1 deg. 05'14" E 649.35 feet to the Point of Beginning, Columbia County, Florida.

TOGETHER WITH 60 FOOT WIDE INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A strip of land 60' wide lying 30' to the left and 30' to the right of the following described centerline, lying in the East 1/2 of Section 6, Township 7 South, Range 16 East, Columbia County, Florida.

Commence at the Southeast corner of said Section 6 and run S 86 deg. 45'53" W along the South line of said section 561.24 feet to the Point of Beginning of said centerline, thence run N 1 deg. 01'11" W along said centerline 2512.30 feet; thence run N 33 deg. 01'52" W along said centerline 820.98 feet, (parallel to and 45' Easterly of the center of a power transmission line, measured at right angles to the center of said power line), thence run S 87 deg. 28'20" W along said centerline 964.53 feet to the end of said easement and centerline.

SUBJECT TO easements of ten (10) feet in width running along all interior parcel lines, and road or road easement lines, and twenty (20) feet in width running along all exterior parcel boundary lines for the purpose of public utility utilization, drainage and/or ingress, egress.

SUBJECT TO DEED RESTRICTIONS AS FOLLOWS:

1. No swine shall be kept thereon. No dog kennels or poultry for commercial purposes shall be permitted. All pets must be confined to owner's property, and free of roadways and/or easements.
2. No sheds, barns or other outbuildings shall be used as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence. No dwelling shall be occupied unless substantially finished.
3. No noxious or offensive trade or activity shall be carried on upon any lot or any part thereof, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
4. No junk or junk cars shall be allowed to remain on any of said lots at any time.
5. All mobile homes over five (5) years of age from date mobile home is set on property shall first be approved in writing from seller, or it's assigns, so as to keep conformity in the subdivision.
6. All mobile homes including additions shall have a minimum of 700 square feet, and shall be skirted on all sides fronting a road.
7. All mobile homes shall be properly anchored in compliance with governmental agencies.
8. Each building or plot shall be kept and maintained completely free from any accumulation of junk or trash of any kind whatsoever.
9. No parcel or easement, or roadway may be used to provide access, ingress or egress to lands outside of the lands covered by these restrictions.
10. All improvements must be kept in a good state of repair.
11. No living or camping is permitted in any vehicle or trailer other than those vehicles or trailers which have been originally