

This Instrument Prepared by: Harlan E. Markham,
of ASSOCIATED LAND TITLE GROUP, INC.,
300 N. MARION STREET, LAKE CITY, FLORIDA 32055,
For Purposes of Title Ins.
File # 170-34920
Parcel ID # 26-4S-16-03155-105

98-05637

Documentary Stamp

Intangible Tax

P. DeWitt Case

Clerk of Court

D.C.

\$ 1211.00

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL.

1998 APR 10 PM 1:39

RECORD RECEIVED
C. P. DeWitt Case
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY *MRK* D.C.

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made April 2, 1998, BETWEEN

Armando E. Lopez and his wife Carolyn J. Lopez
whose post office address is Rt. 14, Box 8-9 Lake City, Florida 32024, grantor, and

Harry D. Bumgarner and Patricia Bumgarner his wife (SS#:
whose post office address is Rt. 15, Box 3079 Lake City Florida 32024,
grantee,

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, 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, successors and assigns forever, the following described land, situate, lying and being in COLUMBIA County, Florida to-wit:

See Schedule A attached hereto and by this reference made a part hereof.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1998 taxes and assessments.

EX 0856 PG 1388
OFFICIAL RECORDS

and 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 WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

BK 0856 PG 1389

OFFICIAL RECORDS

Carol H. Wright

CAROL H. WRIGHT

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Armando E. Lopez

Carolyn J. Lopez

Jennifer L. Warner

JENNIFER L. WARNER

PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Florida

COUNTY OF Columbia

I HEREBY CERTIFY, that on April 2, 1998, before me personally appeared Armando E. Lopez and his wife Carolyn J. Lopez who is personally known to me or has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

() To me personally known (☒) Identified by Driver's License () Identified by _____

My Commission Expires: _____ CAROL H. WRIGHT
Notary Public - State of Florida
My Commission Expires: April 9, 1998
Commission No.: _____ Commission No. CC 356981

Carol H. Wright
Notary Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS

Schedule A

OFFICIAL RECORDS

Lot 4, Oakridge Estates Unit III, a subdivision according to the plat thereof recorded in Plat Book 5, Pages 52 - 52A of the public records of Columbia County, Florida.

LESS AND EXCEPT Begin at the Northeast corner of Lot No. 4 of Oak Ridge Estates Unit III, a subdivision as recorded in Plat Book 5, Pages 52- 52A of the public records of Columbia County, Florida and run S 02°07'56" E along the East line of said Lot No. 4, being also the Westerly right of way line of Ridge Road 58.21 feet to a point on the arc of a curve concave to the Southwest having a radius of 60.00 feet and a central angle of 88°15'40", said curve also having a chord bearing and distance of N 46°15'46" W 83.56 feet; thence Northwesterly along the arc of said curve 92.43 feet to a point on the North line of said Lot No. 4; thence N 89°36'24" E along said North line, being also the Southerly right of way line of Ridge Road 58.21 feet to the POINT OF BEGINNING.