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This instrument prepared by:
William E. Whitley, P.A.
Attorney at Law
294 SW CR 18
High Springs, Fl. 32643

EASEMENT DEED

This Easement Deed, made this 28 day of September, 2005, between Grantor, WAYNE MOSELEY, whose post office address is 17102 Highway 441 South, Lake City, Florida, 32024, and Grantee, VERLENE GRIFFIN, whose post office address is P.O. Box 238, Fort White, Florida, 32038.

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$1.00 dollar, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, the said Grantor hereby grants, bargains, quit claims, and sells to the said Grantee, her heirs and assigns, in fee simple, forever, the following described non-exclusive, private easement over the land lying and being in Columbia County, Florida, to-wit:

A non-exclusive private easement for ingress and egress being the 20 feet to the left of the following described line; Commence at the NW Corner of the SE 1/4 of the NE 1/4, Section 36, Township 6 South, Range 16 East, Columbia County, Florida, and run thence S. 00 deg 32 min 00 sec W., 312.00 feet to the point of beginning; thence continue S. 00 deg 32 min and 00 sec W., 720.38 feet to the north right-of-way of State Road 18 to the point of termination of said line.

In tax parcel no. 36-6S-16-04094-00

N.B. The purpose of this easement is to allow access from SR 18 to the residence of Grantee.

This property is not the homestead of the grantor.

Scrivener makes no representations as to the legal description nor the quality of the legal title;

To have and to hold, the easement rights forever.

IN WITNESS WHEREOF, the said Grantor hereunto set his hand and seal on the date given above.

Signed, sealed and delivered in the presence of:

William E. Whitley

witness

William E. Whitley

print witness name

Helen Whitley

witness

Helen Whitley

print witness name

Wayne Moseley
Wayne Moseley

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36-6S-16-04094-001 HX

Columbia County Property Appraiser

Owner & Property Info

Owner's Name	GRIFFIN STEPHEN & VERLENE
Site Address	
Mailing Address	P O BOX 238 FT WHITE, FL 32038
Brief Legal	BEG 102 FT S OF NW COR OF SE1/4 OF NE1/4, RUN S 210 FT, E 210 FT, N 210 FT, W 210 FT

Show: Tax Info | GIS Map | Property Card

Use Desc. (code)	MOBILE HOM (000200)
Neighborhood	36616.00
Tax District	3
UD Codes	
Market Area	02
Total Land Area	1.000 ACRES

Property & Assessment Values

Mkt Land Value	cnt: (2)	\$8,500.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (1)	\$2,563.00
XFOB Value	cnt: (1)	\$750.00
Total Appraised Value		\$11,813.00

Just Value	\$11,813.00
Class Value	\$0.00
Assessed Value	\$10,776.00
Exempt Value	(code: HX) \$10,776.00
Total Taxable Value	\$0.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale Vlmp	Sale Qual	Sale RCode	Sale Price
NONE						

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	MOBILE HME (000800)	1974	Below Avg. (03)	720	720	\$2,563.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC,PAVMT	1993	\$750.00	500.000	0 x 0 x 0	(.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000102	SFR/MH (MKT)	1.000 AC	1.00/1.00/1.00/1.00	\$7,000.00	\$7,000.00
009945	WELL/SEPT (MKT)	1.000 UT - (.000AC)	1.00/1.00/1.00/1.00	\$1,500.00	\$1,500.00

Columbia County Property Appraiser



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WARRANTY DEED
FORM 61 (2003)

This Warranty Deed Made the 8th day of September A. D. 1980 by

Rhoda Mae Legree and her husband Clarence Legree, of Route 1 Box 102, Ft. White, Florida 32036

hereinafter called the grantor, to

Stephen Griffin, of Route 1 Box 183, Ft. White, Florida 32038

and his wife Verlene Griffin

whose postoffice address is

hereinafter called the grantees:

(Whereas said 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 \$10.00— and other valuable considerations, recital whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, releases, conveys and confirms unto the grantees, all that certain land situated in COLUMBIA County, Florida, viz:

Commence at the Northwest corner of the SE 1/4 of NE 1/4, Section 36, Township 8 South, Range 18 East, Columbia County, Florida and run S 0°32' W along the West line of said SE 1/4 of NE 1/4, 102.00 feet to the POINT OF BEGINNING, thence continue S 0°32' W along said West line, 210.00 feet, thence S 89°28' E, 210.00 feet, thence N 0°32' E, 210.00 feet, thence N 89°28' W, 210.00 feet to the POINT OF BEGINNING.

Containing 1 acre, more or less.



Together with all the tenements, hereditaments and appurtenances thereto belonging in any wise appertaining.

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

And the grantor hereby covenants with said grantees 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1980.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: *Rosevelt Hill* Rhoda Mae Legree
William L. Brown Clarence Legree

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Rhoda Mae Legree and her husband Clarence Legree

being known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

A. D. 1980

William L. Brown
 Notary Public, State of Florida
 My Commission Expires July 25, 1982
 My Office is located in the County of Columbia

PREPARED BY: VERNON C. FORTIN, JR.
 503 E. GULF BL. LAND DEPT. TALLAHASSEE, FL 32301
 (904) 922-0211. I AM NOT ATTESTING TO THE TRUTH OF THE FACTS ALLEGED HEREIN.

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1.20

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