

Sales Price
\$10,500.00
Doc Stamp
\$73.50

This Instrument Prepared by & return to:
Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 18-090157L**

Inst: 201812020182 Date: 09/28/2018 Time: 8:49AM
Page 1 of 2 B: 1369 P: 1671, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk Doc Stamp-Deed: 73.50

Parcel I.D. #: 01262-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 26th day of September, A.D. 2018, by **KENNETH A. SPRUCE**
and **JANICE D. SPRUCE, HUSBAND AND WIFE**, hereinafter called the grantors, to **JAMES N. SCHOENING**,
whose past office address is **671 WEST CALL STREET, STARKE, FL 32091**, hereinafter called the grantee:

(Wherever used herein the terms "grantors" 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 grantors, for and in consideration of the sum of \$10.00 and other valuable consideration,
receipt whereof is hereby acknowledged, do 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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple;
that they have good right and lawful authority to sell and convey said land, and hereby fully warranty 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, 2018.

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

Signed, sealed and delivered in the presence of:

Pam Hopkins
Witness Signature
Pam Hopkins
Printed Name

Karla Weeks
Witness Signature
Karla Weeks
Printed Name

Kenneth A. Spruce I.S.
KENNETH A. SPRUCE
Address:
216 SOARING EAGLE DRIVE, MURPHY, NC
28906

Janice D. Spruce
JANICE D. SPRUCE
Address:
216 SOARING EAGLE DRIVE, MURPHY, NC
28906

STATE OF NORTH CAROLINA
COUNTY OF CHEROKEE

The foregoing instrument was acknowledged before me this 26 day of September, 2018, by **KENNETH
A. SPRUCE and JANICE D. SPRUCE**, who are known to me or who have produced
NC Driver Lic as identification.

Stephanie O Neal
Notary Public
My commission expires 9-19-2021



Exhibit "A"

Lot 37, Unit 20, THREE RIVERS ESTATES, a subdivision according to plat thereof recorded in Plat Book 6, Page 14, Public Records of Columbia County, Florida. Said Lot 37 being more particularly described as follows: Commence at the Northwest corner of Section 25, Township 6 South, Range 15 East, Columbia County, Florida and run S 33°12'36" E, a distance of 3600.39 feet; thence N 61°59' E, 800.00 feet; thence S 28°01' E, 900.00 feet to the Point of Beginning; thence continue S 28°01' E, 100.00 feet; thence S 61°59' W, 400.00 feet; thence N 28°01' W, 100.00 feet; thence N 61°59' E, 400.00 feet to the Point of Beginning.