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prepared by:

Bibb Title Insurance Agency, Inc.  
801 S.W. Archer Road  
Gainesville, Florida 32608

File Number: 206014HIGGINS

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DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1289 P:2608

## General Warranty Deed

Made this February 23, 2015 A.D. By **Kathleen M. Higgins, a single woman**, whose address is: 14430 SW 16th Street, Davie, FL 3325-5911, hereinafter called the grantor, to **Richard J Breines and Rabecca D. Breines, husband and wife**, whose post office address is: 4691 Pinemore Lane, Lake Worth, FL 33463, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

**PARCEL 9, BUSSEY GLEN, AN UNRECORDED SUBDIVISION:**

**A TRACT OF LAND SITUATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 03°40'54" WEST, A DISTANCE OF 1356.70 FEET TO A STEEL ROD AND CAP; THENCE SOUTH 88°01'29" WEST, A DISTANCE OF 831.75 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 02°01'55" EAST, A DISTANCE OF 423.04 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 45°01'45" EAST, A DISTANCE OF 1276.91 FEET TO THE TRUE POINT OF BEGINNING.

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SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS A 40 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH 88°00'29" WEST ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.63 FEET; THENCE RUN NORTH 03°40'54" WEST, A DISTANCE OF 879.75 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 03°40'54" WEST, A DISTANCE OF 562.18 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 01°28'59" WEST, A DISTANCE OF 986.94 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 88°01'29" WEST ALONG SAID NORTH LINE, A DISTANCE OF 450.02 FEET; THENCE RUN SOUTH 01°28'59" EAST, A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 88°01'29" EAST, A DISTANCE OF 410.02 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 01°28'59" EAST, A DISTANCE OF 947.36 FEET TO A STEEL ROD AND CAP; THENCE RUN SOUTH 03°40'54" EAST, A DISTANCE OF 552.94 FEET TO A STEEL ROD AND CAP; THENCE RUN NORTH 86°19'06" EAST, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING.

Parcel ID Number: **R10021-12**

**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.

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**And** the grantor hereby covenants with said grantee 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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

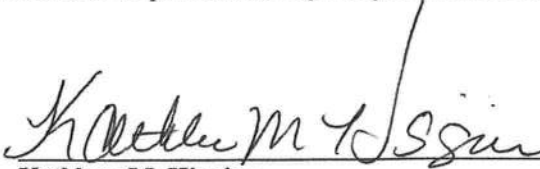
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name NICOLE RAPPAPORT

  
\_\_\_\_\_  
Witness Printed Name ZACHARY SEYMOUR

State of FLORIDA  
County of ALACHUA

  
\_\_\_\_\_  
**Kathleen M. Higgins** (Seal)  
Address: 14430 SW 16th Street, Davie, FL 33325-5911

The foregoing instrument was acknowledged before me this 23rd day of February, 2015, by Kathleen M. Higgins, a single woman, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_