

Prepared by
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DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1263 P: 1831

Return to: Grantee

File No.: 1094-3029406

WARRANTY DEED

This indenture made on **October 22, 2013** A.D., by

Eloise G. Waelti, an unmarried woman

whose address is: **2328 Dordon Drive, Melbourne, FL 32935**
hereinafter called the "grantor", to

Robert Van Duys and Holly Van Duys, husband and wife

whose address is: **307 SW Stallon Gln, Lake City, FL 32024**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

TRACT 12, A.C. MILTON TRACT

A PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32 AND RUN SOUTH 0°04'26" WEST, 39.79 FEET; THENCE NORTH 89°39'12" EAST, 485.36 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°39'12" EAST, 448.78 FEET; THENCE SOUTH 0°11'17" WEST 972.42 FEET; THENCE SOUTH 89°36'19" WEST, 448.79 FEET; THENCE NORTH 0°11'17" EAST, 972.79 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER AND ACROSS A 40 FOOT EASEMENT WHOSE WEST LINE IS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 17 EAST AND RUN SOUTH 89°29'42" WEST, 411.62 FEET; THENCE NORTH 0°03'11" EAST, 1280.06 FEET TO THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NO. 349 FOR A POINT OF BEGINNING OF SAID WEST LINE OF THE 40 FOOT EASEMENT; THENCE SOUTH 0°03'11" WEST, 1280.06 FEET TO THE NORTH LINE OF SECTION 32; THENCE SOUTH 0°11'17" WEST, 1012.19 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT; AND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS A 40 FOOT EASEMENT WHOSE NORTH LINE IS DESCRIBED AS FOLLOWS; BEGIN AT THE POINT OF TERMINATION OF THE ABOVE DESCRIBED 40 FOOT EASEMENT AND RUN NORTH 89°36'19" EAST, 1395.85 FEET TO THE POINT OF TERMINATION OF THIS 40 FOOT EASEMENT.

TOGETHER WITH A 1995 PALM DOUBLEWIDE MOBILE HOME, VIN: PHO69645BFL AND VIN: PHO69645AFL.

Parcel Identification Number: **R09475-112 and 32-5S-17-09475-112**


Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

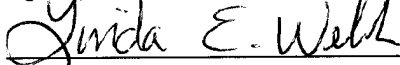
To Have and to Hold, the same in fee simple forever.

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 31st of 2012.


In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Eloise G. Waelti

Signed, sealed and delivered in my presence:


Witness Signature

Print Name: Linda E. Webb


Witness Signature

Print Name: JACQUELINE A. DOSS

State of **FL**

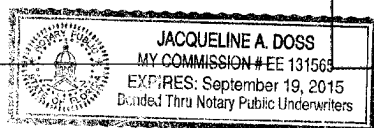
County of **Alachua**

The Foregoing Instrument Was Acknowledged before me on **October 22, 2013**, by **Eloise G. Waelti** who is/are personally known to me or who has/have produced a valid driver's license as identification.

Jacqueline A. Doss
Notary Public

JACQUELINE A. DOSS
(Printed Name)

My Commission expires:



{Notarial Seal}