

Rev 6/1/00
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THIS INSTRUMENT PREPARED BY
AND RETURN TO::

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

Inst: 201812000253 Date: 01/04/2018 Time: 3:20PM
Page 1 of 7 B: 1351 P: 268, P. DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

ENHANCED LIFE ESTATE DEED

THIS INDENTURE made this 4th day of January, 2018, between **MARLIN M. FEAGLE** and his wife, **DIANE M. FEAGLE**, whose mailing address is Post Office Box 1653, Lake City, Florida 32056-1653, (herein Grantors), and **RYAN MARLIN FEAGLE**, whose mailing address is 457 SW Wendy Terrace, Lake City, Florida 32025, (herein Grantee).

The terms Grantors and Grantee shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders; the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to Grantee forever the following described property in Columbia County, Florida:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**

Grantors reserve unto themselves, for and during their lifetime, the exclusive possession, use, and enjoyment of the rents and profits of the property described herein. Grantors further reserve unto themselves, for and during their lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage and dispose of, in whole or in part, or grant any interest therein, to the aforementioned premises, by gift, sale, or otherwise, with or without consideration, so as to terminate the interest of the Grantee, as Grantors in their sole and absolute discretion shall decide, except that Grantors shall not have the right to dispose of the property by devise upon their death.

Grantors further reserve unto themselves the right to cancel this deed by further conveyance which may destroy any and all rights which the Grantee may possess under this deed. Grantee shall hold a remainder interest in the property described herein and upon the death of the last to die of Grantors, if the property described herein has not been previously disposed of prior to Grantors' deaths, all right and title to the property remaining shall fully vest in Grantee, subject to such liens and encumbrances as may exist at that time. Grantors shall have no liability for waste. Grantors shall have full power and authority to dispose of the property during Grantors' lifetime, without joinder of the remainder holder, and Grantor shall have full power to retain all proceeds generated by any disposition of the property during Grantors' lifetime.

SUBJECT TO easements and restrictions of record and taxes.

TOGETHER WITH all the tenements, hereditaments, privileges, appurtenances thereto belonging or in any way appertaining to the said property.

Grantors hereby covenant with said Grantee that Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said Grantors have executed this deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Diane S. Edenfield
Witness
DIANE S. EDENFIELD
Print or Type Name

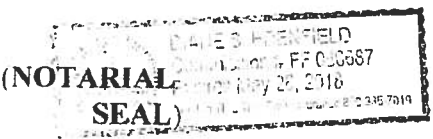
Jami Lee
Witness
Jami Lee
Print or Type Name

Marlin M. Feagle (SEAL)
MARLIN M. FEAGLE

Diane M. Feagle (SEAL)
DIANE M. FEAGLE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4th day of Jan, 2018, by MARLIN M. FEAGLE and his wife, DIANE M. FEAGLE, who are personally known to me.


(NOTARIAL SEAL)

Diane S. Edenfield
Notary Public, State of Florida
My commission expires: 05/22/18

EXHIBIT "A" TO
ENHANCED LIFE ESTATE DEED FROM
MARLIN M. FEAGLE AND HIS WIFE, DIANE M. FEAGLE,
TO RYAN MARLIN FEAGLE

PARCEL 1:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4, Columbia County, Florida.

LESS AND EXCEPT:

Commence at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 28, Township 4 South, Range 17 East, and run West along the South line of the SW 1/4 of the NW 1/4, 315.00 feet; thence run North parallel to the East line of the SW 1/4 of the NW 1/4, 227.00 feet; thence run East parallel to the South line of the SW 1/4 of NW 1/4, 315.00 feet to the East line of the SW 1/4 of the NW 1/4; thence run South along said East line of the SW 1/4 of the NW 1/4, 227.00 feet to the **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT:

Commence at the NE corner of SE 1/4 of NW 1/4 of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, for the **POINT OF BEGINNING**; run thence S 1°53'19" E along the Easterly line of said SE 1/4 of NW 1/4, 437.09 feet; thence S 87°32'13" W, 437.09 feet; thence N 1°53'19" W, 407.09 feet; thence S 87°32'13" W, 894.11 feet to the Easterly maintained right-of-way line of Wendy Road; thence N 00°50'24" W along said Easterly maintained right-of-way line 30.00 feet to the Northerly line of SE 1/4 of NW 1/4, Section 28, Township 4 South, Range 17 East, thence N 87°32'13" E, along said Northerly line 1330.65 feet to **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT:

A portion of the SE 1/4 of the NW 1/4 of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the SE 1/4 of NW 1/4 of said Section and run thence S 6°10'19" E along the right-of-way of Wendy Road, a 60-foot right-of-way as established by previous surveys in area, a distance of 30.07

feet to the **POINT OF BEGINNING**; thence continue S 6°10'19" E, a distance of 247.43 feet; thence run N 87°32'16" E, now departing from the said right-of-way, a distance of 873.17 feet; thence run N 1°57'31" W, a distance of 246.94 feet; thence run S 87°32'16" W a distance of 891.35 feet to the **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT:

Commence at the NE corner of SE 1/4 of NW 1/4 of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, run thence S 1°53'19" E, along the Easterly line of said SE 1/4 of NW 1/4, 437.09 feet for the **POINT OF BEGINNING**; thence continue Southerly along said Easterly line of the SE 1/4 of NW 1/4, 165.5 feet; thence S 87°32'13" W, 441.0 feet; thence N 1°53'19" W, 165.5 feet to the SW corner of property previously deeded by Susan Witt to Gregory Alan Lowery as described in Official Records Book 675, Page 663; thence N 87°32'13" E, 441.0 feet to the Easterly line of said SE 1/4 of NW 1/4 and the **POINT OF BEGINNING**.

The foregoing property is also described as follows:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

A part of the NW 1/4 of Section 28, Township 4 South, Range 17 East, more particularly described as follows: Begin at the Southeast corner of said NW 1/4 and run S 88°43'38" W, along the South line thereof, 1286.49 feet to a point on the East right-of-way line of Wendy Road; thence N 0°56'37" W, along said East right-of-way line, 695.82 feet; thence N 5°05'13" W, still along said East right-of-way line, 361.87 feet; thence N 88°39'02" E, 864.87 feet; thence S 1°31'19" E, 160.15 feet; thence S 88°39'02" W, 3.91 feet; thence S 1°31'19" E, 165.50 feet; thence N 88°39'02" E, 441.00 feet to a point on the East line of said NW 1/4; thence S 1°31'19" E, along said East line, 732.99 feet to the **POINT OF BEGINNING**. Columbia County, Florida. Containing 27.94 acres, more or less.

LESS AND EXCEPT the following described parcel:

A parcel of land lying in Section 28, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the NW 1/4 of Section 28, Township 4 South, Range 17 East; thence N 01°31'19" W along the East line of said NW 1/4 for 130.00 feet; thence S 88°43'38" W for 100.00 feet to the **POINT OF**

BEGINNING of the herein described parcel of land; thence continue S 88°43'38" W for 470.00 feet; thence N 01°31'19" W for 415.50 feet; thence N 88°43'38" E for 470.00 feet; thence S 01°31'19" E for 415.00 feet to the **POINT OF BEGINNING**.

Said parcel of land situate, lying and being in Columbia County, Florida, containing 4.477 acres, more or less.

TOGETHER WITH:

A 30 foot wide easement for the purpose of ingress, egress and utilities lying 30 feet North and West of the following described line:

Commence at the Southeast corner of the NW 1/4 of Section 28, Township 4 South, Range 17 East; thence N 01°31'19" W along the East line of said NW 1/4 for 130.00 feet; thence S 88°43'38" W for 100.00 feet; thence continue S 88°43'38" W for 220.00 feet to the **POINT OF BEGINNING** of the herein described line; thence S 01°31'19" E for 130.00 feet to the intersection with the South line of land as described in Official Records Book 799, Page 1927, of the public records of Columbia County, Florida; thence S 88°43'38" W along said South line for 966.28 feet to the intersection with the East right-of-way line of Wendy Road and the Point of Terminus.

The net legal description containing 23.463 acres, more or less.

Tax Parcel No.: 28-4S-17-08832-000

PARCEL 2:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: N 1/2 of SW 1/4 of NW 1/4; and also begin at SE corner of N 1/2 of SW 1/4 of NW 1/4; run South 100 feet; West 210 feet; North 100 feet; East 210 feet to **POINT OF BEGINNING**. This part containing 20.48 acres, more or less.

ALSO:

Commence at the Northwest corner of Section 28, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 89°26'52" E, along the North line of said Section 28, 44.90 feet; thence S 00°52'23" E, 199.33 feet; thence S 00°01'23" W, 598.76 feet; thence N 88°22'17" E, 110.50 feet; thence S 06°44'32" W, 505.10 feet to the **POINT OF BEGINNING**; thence continue S 06°44'32" W,

34.32 feet; thence N 88°22'51" E, 747.81 feet; thence N 04°53'02" E, 11.46 feet; thence N 89°52'56" W, 744.46 feet to the **POINT OF BEGINNING**. This portion containing 0.39 acres, more or less.

Total Parcel 2 containing 20.550 acres, more or less.

Tax Parcel No.: 28-4S-17-08832-014

PARCEL 3:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: Begin at the SW corner of the SW 1/4 of the NE 1/4, Section 28, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 01°57'31" W, along the West line of said SW 1/4 of NE 1/4 1058.71 feet; thence N 88°11'07" E, 508.63 feet to the West right-of-way line of State Road No. 25 (U.S. Highway 41 and 441); thence S 30°57'19" E along the said West right-of-way line, 713.73 feet to the North line of Sellers Road (county maintained graded road); thence S 59°04'31" W along said North line, 244.25 feet; thence S 01°51'36" E, 306.67 feet along the West line of Sellers Road to the South line of said SW 1/4 of NE 1/4; thence S 87°17'59" W, along said South line, 641.01 feet to the **POINT OF BEGINNING**.

ALSO:

Commence at the NE corner of SE 1/4 of NW 1/4, run South 276.93 feet for **POINT OF BEGINNING**; continue South 325.66 feet; thence West 441 feet; thence North 165.5 feet; thence East 3.91 feet; thence North 160.16 feet; thence East 437.09 feet to **POINT OF BEGINNING**.

Total Parcel 3 containing 18.060 acres, more or less.

Tax Parcel No. 28-4S-17-08817-000.

PARCEL 4:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 28: S 1/2 of SW 1/4 of NW 1/4 of said Section 28; **LESS** .48 acres located in the NE corner thereof described in Official Records Book 834, Page 365; **ALSO EXCEPT** .25 acres described in Official Records Book 1132, Page 2281 and Official Records Book 481, Page 279. **ALSO EXCEPT** 1.64 acres

described in Official Records Book 423, Page 607. Containing 17.630 acres,
more or less.

Tax Parcel No. 28-4S-17-08832-013

PARCEL 5:

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 29: Two (2) acres on East side of N 1/2 of SE 1/4 of NE 1/4.

Tax Parcel No.: 29-4S-17-08849-000.