

46

Inst. Number: 201712019021 Book: 1346 Page: 408 Page 1 of 2 Date: 10/17/2017 Time: 02:33 PM  
P. DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Deed: 457.80

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2017-2139

Parcel Identification No 17-7S-17-10010-010

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## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made effective the 6th day of October, 2017 between Ann E. Wilson, a Widow Woman, whose post office address is 50 Fudora Circle, Simpsonville, SC 29681, of the County of Greenville, State of South Carolina, Grantor, to Andrew Bender, a Single Man, whose post office address is PO Box 516, Greenwood Lake, NY 10925, of the County of Orange, State of New York, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A parcel of land lying in the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 7 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 7 South, Range 17 East for a point of reference and thence run N 88°24'15" E, along the South line thereof, a distance of 441.11 feet to the Point of Beginning. Thence continue N 88°24'15" E, along said South line, a distance of 441.10 feet; thence run N 01°45'54" W, a distance of 748.39 feet; thence run S 88°32'50" W, a distance of 440.34 feet; thence run S 01°42'20" E, a distance of 749.49 feet to the Point of Beginning. TOGETHER WITH an easement for ingress-egress over and across West 60 feet of the North 5003.80 feet of the East 1/2 of the West 1/2 of Section 17, Township 7 South, Range 17 East, Columbia County, Florida. ALSO TOGETHER WITH an easement for ingress and egress over and across the following described property: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 7 South, Range 17 East for a point of reference and thence run N 88°24'15" E, along the South line thereof, a distance of 1323.31 feet to the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of said Section 17; thence run N 01°49'25" W along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 17, a distance of 717.29 feet to the Point of Beginning; thence continue N 01°49'25" W, a distance of 30.00 feet; thence run S 88°32'50" W, a distance of 440.34 feet; thence run S 01°45'54" E, a distance of 30.00 feet; thence run N 88°32'50" E, a distance of 440.37 feet to the Point of Beginning.

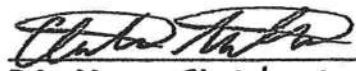
ALSO TOGETHER WITH AND SUBJECT TO an airport landing and takeoff easement recorded in Official Records Book 1159, Pages 1406-1407, Public Records of Columbia County, Florida.

Subject to taxes for 2017 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

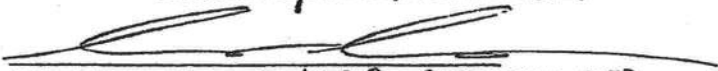
Signed, sealed and delivered  
in our presence:



Print Name: Christopher Manchester



Ann E. Wilson



Print Name: Christine Chapman

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of October, 2017, by Ann E. Wilson, who is personally known to me or who produced a Drivers License as identification.



Signature of Notary Public  
Print, Type/Stamp Name of Notary

My Commission Expires  
April 19, 2026



Personally known: \_\_\_\_\_  
OR Produced Identification: Drivers License

Type of Identification Produced: # 103431438