

DeWitt \$40,000.00
280.00

This Instrument Prepared by & return to:

Name: **Trish Lang, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC**
Address: **343 NW COLE TER
LAKE CITY, FL 32055
File No. 15Y-03029TL**

Parcel I.D. #: **R01655-211**

Inst: 201512005813 Date: 4/1/2015 Time: 2:45 PM
Doc Stamp: Deed: 280.00
DC: P.DeWitt Cason, Columbia County Page 1 of 2 B: 1291 P: 2741

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 27th day of **March, A.D. 2015**, by **ROBERT H. BOWMAN** and **JACQUELINE A. BOWMAN, HIS WIFE**, hereinafter called the grantors, to **MARVIN MCCOOK**, whose post office address is **125 NW BLUE DRIVE, WHITE SPRINGS, FL 32096**, 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:

Parcel 11: Joy Estates an unrecorded Subdivision

A part of the SW 1/4 of the SE 1/4 of Section 19, Township 2 South, Range 16 East, more particularly described as follows: Commence at the SW corner of the SW 1/4 of said SE 1/4 and run N 0°16'57" W, along the West line thereof 52.22 feet; to a point on the North right-of-way line of Suwannee Valley Road; thence N 89°00'48" E, along the North line thereof, 664.84 feet for a Point of Beginning; thence continue N 0°15'03" W, 285.82 feet; thence N 88°35'41" E, 332.31 feet; thence S 0°16'50" E, 288.25 feet to a point on the North right-of-way line of said Suwannee Valley Road; thence S 89°00'48" W along the North line thereof, 332.42 feet to the Point of Beginning, Columbia County, Florida.

Subject to an utility easement over and across the South 20.00 feet thereof and the East 20.00 feet of the West 45.00 feet thereof.

Subject to an ingress and egress easement over and across the West 25.00 feet thereof.

Together with the right of ingress and egress over and across the following described parcel; a part of the SW 1/4 of the SE 1/4 of Section 19, Township 2 South, Range 16 East, more particularly described as follows: Commence at the SW corner of the SW 1/4 of said SE 1/4 and run N 0°16'57" W, along the West line thereof 52.22 feet to a point on the North right-of-way line of Suwannee Valley Road; thence N 89°00'48" E, along the North line thereof, 639.84 feet for a Point of Beginning; thence N 0°15'03" W, 619.26 feet; thence S 88°37'03" W, 307.70 feet; thence S 88°35'49" W, 100.01 feet; thence N 01°22'26" W, 50.00 feet; thence N 88°36'45" E, 866.31 feet; thence S 0°15'11" E, 50.00 feet; thence S 88°36'26" W, 100.00 feet; thence S 88°36'26" W, 307.62 feet; thence S 0°15'03" E, 619.61 feet to a point on the North right-of-way line of said Suwannee Valley Road; thence S 89°00'48" W, along the North line thereof 50.00 feet to the Point of Beginning, Columbia County, Florida.

Together with a 1994 BROA Singlewide Mobile Home with VIN#GAFLRO7A30225BM.

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 warrant 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, 2015.

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:

Patricia Lang
Witness Signature

Patricia Lang
Printed Name

Marla M. Landin
Witness Signature

Marla M. Landin
Printed Name

Robert H. Bowman L.S.
ROBERT H. BOWMAN

Address:
208 TINSLEY RD, FLORAHOME, FL 32140

Jacqueline A. Bowman L.S.
JACQUELINE A. BOWMAN

Address:
208 TINSLEY RD, FLORAHOME, FL 32140

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27th day of March, 2015, by **ROBERT H. BOWMAN and JACQUELINE A. BOWMAN**, who are known to me or who have produced Driver's License as identification.

Patricia Lang
Notary Public
My commission expires 2-5-19

