

This Document Prepared By and Return to:

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DC,P DelWitt Cason,Columbia County Page 1 of 2 B.1221 P-1305

Parcel ID Number: R09880-000 (portion of)

Warranty Deed

This Indenture, Made this 16th day of September, 2011 A.D. Between
Sheryl West-Arbogast, a married woman

of the County of Duval, State of Florida, grantor, and
Jeffrey A. Richter, Sr. and Sandra L. Richter, husband and wife

whose address is: 20642 NW 250th Street, High Springs, FL 32643

of the County of Alachua, State of Florida, grantees.

Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Columbia State of Florida to wit:
See Exhibit "A" attached hereto.

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2011 and subsequent years.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

and the 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, the grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name: Darryl J. Tompkins
Witness

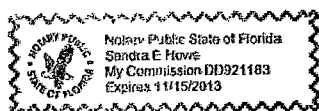
[Signature] (Seal)
Sheryl West-Arbogast
P.O. Address: 53 Old Hard Road, Orange Park, FL 32003

[Signature]
Printed Name: Sandra E. Howe
Witness

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 16th day of September, 2011 by
Sheryl West-Arbogast, a married woman

she is personally known to me or she has produced her Florida driver's license as identification.



[Signature]
Sandra E. Howe
Notary Public
My Commission Expires 11/15/13

Exhibit "A"

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN SOUTH 88°30'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 3, 571.02 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01°58'30" WEST, 839.89 FEET TO THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SW OLD BELEMY ROAD; THENCE RUN ALONG SAID MAINTAINED RIGHT OF WAY LINE, N 75°30'43" WEST, 1328.33 FEET; THENCE SOUTH 01°37'27" EAST, 1205.73 FEET; TO THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 88°30'00" EAST SAID SECTION LINE, 1281.30 FEET TO THE POINT OF BEGINNING.