

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Inst: 202012007214 Date: 03/31/2020 Time: 10:52 AM
Page 1 of 4 B: 1400 P: 19, P DeWitt Cason, Clerk of Court Colu
County, Bv: PT
Deputy Clerk/Dos Stamp Deed: 1400.00

Parcel ID Number: **R10027-128**

Warranty Deed

This Indenture, Made this 30th day of March, 2020 A.D., Between Kathryn Elizabeth Piper f/k/a Kathryn Piper Terwilliger, a single woman and Cynthia P. Evers, a single woman and Lawrence W. Piper, a married man of the County of Nassau, State of Florida, grantors, and

Ingrid T. Cox, a single woman and Debra Backes, a single woman, as Joint Tenants With Rights of Survivorship whose address is: 608 SW Bonifay Glen, Fort White, FL 32038 of the County of Columbia, State of Florida, grantees.

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

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' 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

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Columbia County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2020 and subsequent years.

The land described herein is not the homestead of Lawrence W. Piper, and neither Lawrence W. Piper or his spouse, nor anyone for whose support he is responsible, resides on or adjacent to said land.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

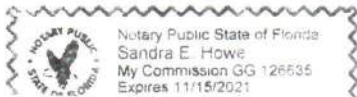
Printed Name: Darryl J. Tompkins
Witness

Kathryn Elizabeth Piper (Seal)
Kathryn Elizabeth Piper f/k/a Kathryn Piper Terwilliger
P. O. Address: 108 Cormorant Court, Fernandina, FL 32034

Printed Name: Cynthia P. Evers
Witness

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 30th day of March, 2020, by Kathryn Elizabeth Piper f/k/a Kathryn Piper Terwilliger, a single woman, who has produced her Florida driver's license as identification.



Sandra E. Howe
Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/21

Signed, sealed and delivered in our presence:

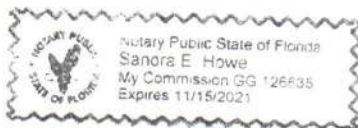
[Signature]
Printed Name: DICKIE V. CAMPBELL
Witness

Cynthia P. Evers by Kathryn Elizabeth Piper (Seal)
Cynthia P. Evers by Kathryn Elizabeth Piper, her attorney-in-fact
P. O. Address: 108 Cormorant Court, Fernandina, FL 32034

[Signature]
Printed Name: Sandra E. Howe
Witness

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this day of March, 2020, Cynthia P. Evers, a single woman, by Kathryn Elizabeth Piper, her attorney-in-fact, who has produced her Florida driver's license as identification.



[Signature]
Printed Name: Sandra E. Howe
Notary Public
My Commission Expires: 11/15/21

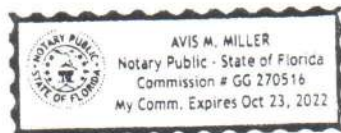
Casey Peters
Printed Name: Casey Peters
Witness

Michelle Lisandrillo
Printed Name: Michelle Lisandrillo
Witness

Lawrence W. Piper (Seal)
Lawrence W. Piper
P.O. Address: 404 S. 5th Street, Fernandina Beach, FL 32034

STATE OF FLORIDA
COUNTY OF NASSAU

18th The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this day of March, 2020, by Lawrence W. Piper, a married man, who is personally known to me or who has produced his Florida driver's license as identification.



Avis M. Miller
Printed Name: Avis M. Miller
Notary Public
My Commission Expires: 10/23/2022

EXHIBIT "A"

The land referred to herein below is situated in the County of COLUMBIA, State of Florida, and described as follows:

Commence at the NW Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 20, Township 7 South, Range 17 East, Columbia County, Florida, as monumented by Perry McGriff and run thence N 88°19'52" E, along the North line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 87.45 feet to the POINT OF BEGINNING, thence continue N 88°19'52" E, along said North line, 1235.49 feet to the NE Corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, thence S 1°52'40" E, along the East line of the W $\frac{1}{4}$ of said Section 20, 365.98 feet, thence S 88°07'20" W, 1235.48 feet, thence N 1°52'40" W, 370.28 feet to the POINT OF BEGINNING. Said lands being known as Lot 28 of Cox Survey, an unrecorded subdivision.

TOGETHER WITH a perpetual, non-exclusive easement for ingress, egress, and utilities, over and across the adjacent 30 feet lying South of centerline of a 60 foot easement, said centerline being described as follows:

Commence at the Southeast corner of Section 19, Township 7 South, Range 17 East, Columbia County, Florida, and run thence South 88 deg. 28 min. 11 sec. West, along the South line of said Section 19, 515.46 feet to the Easterly right of way line of State Road No. 20 (U. S. Highway No. 27), thence North 26 deg. 36 min. 17 sec. West along said Easterly right of way line, 3664.61 feet to the centerline of said road easement and to the Point of Beginning; thence North 59 deg. 19 min 43 sec East, along said centerline, 325.94 feet; thence North 23 deg. 36 min. 17 sec. West, along said centerline, 285.36 feet; thence North 47 deg. 12 min. 03 sec. East, along said centerline 294.78 feet; thence North 88 deg. 09 min. 27 sec. East, along said centerline, 883.07 feet; thence South 44 deg. 38 min. 38 sec. East, along said centerline, 91.30 feet; thence North 88 deg. 09 min. 27 sec. East, along said centerline, 55.00 feet; thence North 40 deg. 58 min. 32 sec. East, along said centerline, 91.51 feet; thence North 88 deg. 09 min. 27 sec. East, along said centerline, 581.30 feet to the Section line between Section 19 and 20; thence North 88 deg. 19 min. 52 sec. East, along said centerline, 87.42 feet to the West line of Parcel 28 and the Point of Termination.

ALSO, TOGETHER WITH 2005 Skyline mobile home with ID No. 20620565TA and Title No. 93220976.