

Sales Price
\$ 48,000.00

Doc Stamp
\$ 336.00

This Instrument Prepared by & return to:

Name: **TRISH LANG, an employee of
INTEGRITY TITLE SERVICES, LLC**
Address: **757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 20-07055TL**

Inst: 202012013969 Date: 08/26/2020 Time: 8:48AM
Page 1 of 4 B: 1418 P: 48, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 336.00

Parcel I.D. #: **R09925-108**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **7th** day of **August**, A.D. **2020**, by **IDELFONSO CASTILLO** and **VIRGINIA STACK, CONVEYING NON HOMESTEAD PROPERTY**, hereinafter called the grantors, to **MOSE W. PRICE, JR. and DANYEL PRICE**, whose post office address is **11418 BALM RIVERVIEW ROAD, RIVERVIEW, FL 33569**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" 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 grantees all that certain land situate in **Columbia County, State of Florida**, viz:

See Exhibit "A"

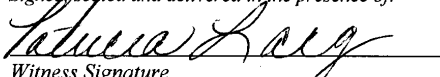
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantees 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, 2020.


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:


Witness Signature

PATRICIA LANG

Printed Name


Witness Signature

MARY ANN TOMLINSON

Printed Name

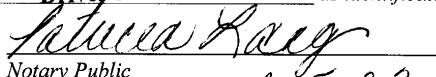

L.S.
IDELFONSO CASTILLO

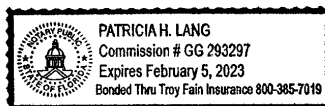
Address:

**23924 NW 182ND PLACE, HIGH SPRINGS, FL
32643**

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **7th** day of **August**, **2020**, by **IDELFONSO CASTILLO**, who is known to me or who has produced **Driver's License** as identification.


Notary Public
My commission expires **2-5-23**



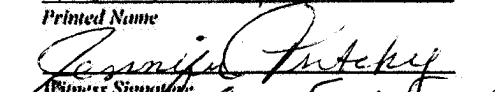
Signed, sealed and delivered in the presence of:

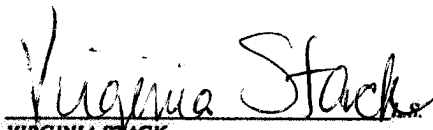


Witness Signature

Mike Fritchey

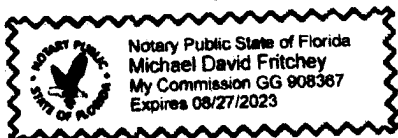
Printed Name


Witness Signature
Michael David Fritchey
Printed Name


VIRGINIA STACK
Address:
4621 LOMBARDY LANE, NAPLES, FL 34112

STATE OF FLORIDA
COUNTY OF ~~COLUMBIA~~ Collier

The foregoing instrument was acknowledged before me this 16th day of August, 2020, by VIRGINIA STACK,
who is known to me or who has produced _____ as identification




Notary Public

My commission expires _____

Exhibit "A"

PARCEL 8

A TRACT OF LAND SITUATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, HEREINAFTER BEING REFERRED TO AS "OLD NIBLACK FARMS" AN UNRECORDED SUBDIVISION AS SURVEYED BY ALACHUA COUNTY LAND SURVEYORS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR A POINT OF REFERENCE THENCE RUN S00°07'23"E, A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST; THENCE CONTINUE S00°07'23"E, A DISTANCE OF 505.39 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S00°07'23"E, A DISTANCE OF 714.14 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST; THENCE RUN S00°07'23"E, A DISTANCE OF 102.40 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST; THENCE RUN S00°10'43"W, ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, A DISTANCE OF 562.26 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S00°10'43"W, ALONG SAID WEST LINE, A DISTANCE OF 554.56 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S00°10'43"W, A DISTANCE OF 475.95 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S00°10'43"W, A DISTANCE OF 475.95 FEET TO A STEEL ROD AND CAP; THENCE RUN N89°34'00"E, A DISTANCE OF 915.37 FEET TO A STEEL ROD AND CAP; THENCE RUN N00°10'43"E, A DISTANCE OF 475.95 FEET TO A STEEL ROD AND CAP; THENCE RUN S89°34'00"W, A DISTANCE OF 915.37 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO:

AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S.00°07'23"E., A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S.89°33'21"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN S.00°05'46"E., ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N.89°33'21"E., PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90°23'04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S.45°15'07"E., 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E., A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.24°14'07"E., A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24°10'32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S.12°08'51"E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S.00°03'35"E, A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET;

THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF $90^{\circ}23'04''$, AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF $S.45^{\circ}15'07''E.$, 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN $N.89^{\circ}33'21''E.$, A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF $35^{\circ}03'28''$, AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF $S.72^{\circ}54'35''E.$, 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN $S.55^{\circ}23'10''E.$, A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF $35^{\circ}02'50''$, AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF $S.72^{\circ}54'35''E.$, 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN $N.89^{\circ}34'00''E.$, A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN $S.00^{\circ}10'43''W.$, A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE $S.00^{\circ}10'43''W.$, A DISTANCE OF 630.41 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN $N.89^{\circ}34'00''E.$, A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" TO BE REFERRED TO LATER; THENCE CONTINUE $N.89^{\circ}34'00''E.$, A DISTANCE OF 283.87 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "C" AND RUN $S.00^{\circ}10'43''W.$, A DISTANCE OF 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN $N.00^{\circ}10'43''E.$, A DISTANCE OF 1182.88 FEET TO A POINT DESIGNATED AS POINT "D" TO BE REFERRED TO LATER; THENCE CONTINUE $N.00^{\circ}10'43''E.$, A DISTANCE OF 350.08 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN $N.89^{\circ}37'58''E.$, A DISTANCE OF 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE $N.89^{\circ}37'58''E.$, A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN $S.00^{\circ}10'43''W.$, A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.