

JDC:seh
8257.06-14-188
7/25/14

This Instrument Prepared By
JOSHUA D. CRAPPS
DARBY PEELE CRAPPS GREEN & STADLER, LLP
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

48,000.00

TAX PARCEL #: 32-3S-16-02420-008

Inst:201512005543 Date:3/27/2015 Time:1:28 PM
Doc Stamp-Deed:336.00
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1291 P:2124

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of July, 2014 by CHRIS V. DOUGLAS and his wife KIMBERLY S. DOUGLAS, whose mailing address is 321 NW Sunset Hill Court, Lake City, Florida 32055, (herein "Grantor") to ROBERT MONDS, whose mailing address is 1614 NW Moore Road, Lake City, Florida 32055 (herein "Grantee"):

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, wit:

See Exhibit "A" Attached Hereto

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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants 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, 2013.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Josh Craper
(Print or Type Name)

Sophia Houston
Witness

Sophia Houston
(Print or Type Name)

[Signature]
CHRIS V. DOUGLAS

[Signature]
KIMBERLY S. DOUGLAS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of July, 2014, by CHRIS V. DOUGLAS and his wife KIMBERLY S. DOUGLAS, personally known to me, or who produced 32 Drivers License as identification.

(NOTARIAL
SEAL)

[Signature]
Notary Public, State of Florida
DeLores B. Brannen
(Print or Type Name)

My Commission Expires:

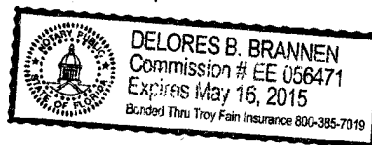


Exhibit "A"

PART OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 05°10'45" E, ALONG THE WEST LINE OF SAID NE ¼ OF SECTION 32, A DISTANCE OF 1013.66 FEET; THENCE S 78°49'15" E, A DISTANCE OF 1114.70 FEET TO A CONCRETE MONUMENT, LS 1594, MARKING THE SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 05°10'13" E, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635, A DISTANCE OF 392.62 FEET TO A 5/8" IRON ROD, LS 4708, AND THE POINT OF BEGINNING; THENCE N 89°05'35" E, A DISTANCE OF 1152.55 FEET TO A 5/8" IRON ROD, LS 4708, SET ON THE MONUMENTED WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635; THENCE N 07°05'50" E, ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635, A DISTANCE OF 174.65 FEET TO A CONCRETE MONUMENT, LS 1950 MARKING THE SOUTHERLY MOST NE CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635; THENCE S 89°05'14" W, ALONG THE SOUTHERLY MOST NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635, A DISTANCE OF 486.68 FEET TO A CONCRETE MONUMENT, LS 1950; THENCE N 05°54'46" E, 307.36 FEET TO A CONCRETE MONUMENT, LS 1950, MARKING THE NORTHERLY MOST NE CORNER OF SAID LANDS; THENCE N 88°54'46" W, ALONG THE MONUMENTED NORTH LINE OF SAID LANDS, 673.70 FEET TO A 5/8" IRON ROD, LS 4708, SET AT THE NW CORNER OF SAID LANDS; THENCE S 05°10'13" W, ALONG THE WEST LINE OF SAID LANDS, 504.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE WEST 30 FEET OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AS LIES SOUTH OF THE HEREIN DESCRIBED LANDS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS GRANTED IN OFFICIAL RECORDS BOOK (ORB) 1032, PAGE 1635, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID EASEMENT BEING 30 FEET IN WIDTH, LYING 30 FEET LEFT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N 05°10'45" E, ALONG THE WEST LINE OF SAID NE ¼ OF SECTION 32, A DISTANCE OF 1013.66 FEET TO THE POINT OF BEGINNING; THENCE S 78°49'15" E, A DISTANCE OF 1114.70 FEET TO THE TERMINAL POINT OF HEREIN DESCRIBED LINE AND EASEMENT.