

Prepared by:
Elaine R. Davis/Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 17-446

Inst: 201712016111 Date: 08/25/2017 Time: 4:16PM
Page 1 of 2 B: 1343 P: 1008, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

General Warranty Deed

Made this August 21, 2017 A.D.

By **JENNIFER P. LYNCH f/k/a Jennifer H. Powers, and JAMES D. LYNCH, wife and husband**, hereinafter called the grantor, to **JENNIFER P. LYNCH f/k/a Jennifer H. Powers and JAMES D. LYNCH, wife and husband**, whose post office address is: 613 SW Faulkner Drive, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, viz:

TOWNSHIP 5 SOUTH, RANGE 16 EAST

PARCEL 15, PINE ACRES, an unrecorded Subdivision, in Section 31, Township 5 South, Range 16 East, Columbia County, Florida; **PARCEL 15** being more particularly described as follows:

SECTION 31: Commence at the Southwest corner of the SE 1/4 of Section 31, Township 5 South, Range 16 East, Columbia County, Florida; and run thence North 89°18'21" East along the South line of said Section 31, 248.36 feet; thence North 00°24'47" West, 45.30 feet to the North right of way line of Faulkner Road and to the Point of Beginning; thence continue North 00°24'47" West, 560.44 feet; thence South 89°19'13" West, 786.79 feet; thence South 00°24'47" East, 547.97 feet to said North right of way line of Faulkner Road; thence South 89°46'19" East along said North right of way line, 786.83 feet to the Point of Beginning. The East 30 feet of said lands being subject to an easement for ingress and egress. **IN COLUMBIA COUNTY, FLORIDA.**

60 FOOT EASEMENT FOR INGRESS AND EGRESS: A strip of land 60 feet in width being 30 feet each side of a center line described as follows: Commence at the Southwest corner of the SE 1/4, Section 31, Township 5 South, Range 16 East, Columbia County, Florida, and run thence North 89°18'21" East along the South line of said Section 31, 248.36 feet; thence North 00°24'47" West, 45.30 feet to the North right of way line of Faulkner Road and to the Point of Beginning; thence continue North 00°24'47" West, 995.51 feet to reference Point "A"; thence continue North 00°24'47" West, 382.03 feet to reference Point "B"; thence continue North 00°24'47" West, 654.42 feet to reference Point "C"; thence continue North 00°24'47" West, 520.44 feet to reference Point "D"; thence continue North 00°24'47" West, 257.74 feet to reference Point "E"; thence continue North 00°24'47" West, 582.65 feet to the South line of PINE HAVEN SUBDIVISION, a subdivision according to plat thereof recorded in Plat Book 6, Pages 138 and 139 of the Public Records of Columbia County, Florida and to the Point of Termination. Said Point of Termination being also the Southerly terminus of Pine Haven Lane in said subdivision. Also, begin at reference Point "A" and run thence North 89°18'56" East, 873.80 feet to the Point of Termination. Also, begin at reference Point "B" and run thence South 89°19'13" West, 645.40 feet to the Point of Termination. Also, begin at reference Point "C" and run thence North 89°15'56" East, 865.03 feet to the Point of Termination. Also, begin at reference Point "D" and run thence North 89°18'56" East, 690.60 feet to the Point of Termination. Also, begin at reference Point "E" and run thence South 89°19'13" West, 738.94 feet to the Point of Termination.

TOGETHER WITH: 2017 JACOBSEN IMPERIAL Double Wide Mobile Home, being 70' X 32'. Identification Numbers and Title Numbers to be determined. These Mobile Home Titles are being retired with the Florida Department of Motor Vehicles according to Florida Statute Section 319.261 and always a part of this real property.

Parcel ID Number: **03744-315**

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

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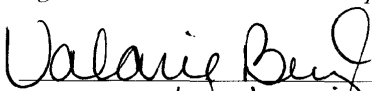
File Number: 17-446


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, 2016.

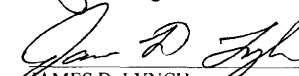
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Valarie Benz

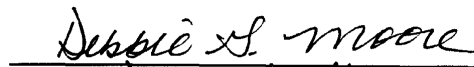
 (Seal)
JENNIFER P. LYNCH f/k/a Jennifer H. Powers
Address: 613 SW Faulkner Drive, Fort White, FL 32038


Witness Printed Name Debbie G. Moore

 (Seal)
JAMES D. LYNCH
Address: 613 SW Faulker Drive, Fort White, FL 32038

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of August, 2017, by JENNIFER P. LYNCH f/k/a Jennifer H. Powers and JAMES D. LYNCH, who is/are personally known to me or who has produced FL DRIVERS' LICENSES as identification.


Notary Public
Print Name: Debbie G. Moore
My Commission Expires: _____