

Prepared by and return to:
Annette Carr

Haile Title Company, LLC

P.O. Box 159 25125 W. Newberry Rd., Ste. A

Newberry, FL 32669

352-472-7373

File Number: N06-169

Inst:2006027443 Date:11/20/2006 Time:13:07

Doc Stamp-Deed : 490.00

2.2 DC, P. Dewitt Cason, Columbia County B:1102 P:1276

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Warranty Deed

This Warranty Deed made this 31st day of October, 2006 between Allen Emrich, a single man, and Bonnie Matz, a single woman whose post office address is 929 S.W. Elim Church Road, Fort White, FL 32038, grantor, and John D. Ruark and Sarah H. Ruark, husband and wife whose post office address is 9500 S.W. 188 Terrace, Miami, FL 33157, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SE 1/4, SECTION 26, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN NORTH 89°9'22" EAST, ALONG THE SOUTH LINE OF SAID SE 1/4 OF SE 1/4, 328.02 FEET TO THE POINT OF BEGINNING; RUN NORTH 0°41'53" WEST, 630.98 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 40 FEET; RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 51.12 FEET; THENCE RUN NORTH 89°9'10" EAST, 295.34 FEET; THENCE RUN SOUTH 0°42'24" EAST, 635.04 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4; RUN SOUTH 89°9'52" WEST, ALONG THE SOUTH LINE OF SE 1/4 OF SE 1/4 342.97 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A 60 FOOT PRIVATE ROAD DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE SOUTH 00 DEG. 41 MIN. 20 SEC. EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 666.71 FEET; THENCE NORTH 88 DEG. 49 MIN. 10 SEC. EAST, 308.91 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A CUL-DE-SAC WHOSE RADIUS IS 40 FEET AND AN INCLUDED ANGLE OF 131 DEG. 18 MIN. 33 SEC.; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 91.67 FEET TO THE END OF SAID CURVE; THENCE NORTH 89 DEG. 09 MIN. 10 SEC. EAST, 921.55 FEET TO THE WEST RIGHT OF WAY OF RUM ISLAND ROAD, A COUNTY MAINTAINED ROAD; THENCE S 00 DEG. 43 MIN. 29 SEC. WEST, ALONG SAID RIGHT OF WAY 60.00 FEET; THENCE SOUTH 89 DEG. 09 MIN. 10 SEC. WEST, 921.68 FEET TO A POINT ON SAID CUL-DE-SAC WITH A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND AN INCLUDED ANGLE OF 131 DEG. 18 MIN. 33 SEC.; THENCE ALONG THE ARC OF SAID CUL-DE-SAC AN ARC DISTANCE OF 91.55 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 26-75-16-04-335-004

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alt H. V 70
Witness Name: Christopher Vargas

Allen Emrich (Seal)
Allen Emrich

ANNETTE CARR
Witness Name: ANNETTE CARR

Bonnie Matz By Judy Gibson (Seal) as Attorney in fact
Bonnie Matz

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 31st day of October, 2006 by Allen Emrich and Bonnie Matz, by who ☐ are personally known or ☒ have produced a driver's license as identification.

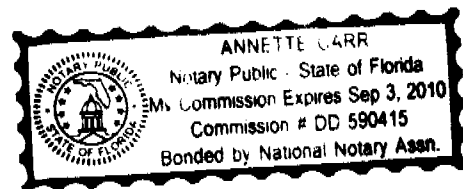
[Notary Seal]

ANNETTE CARR
Notary Public

Judy Gibson
Her Attorney
in fact

Printed Name: ANNETTE CARR

My Commission Expires: _____



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