

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

Parcel ID Number: R09880-000 (portion of)

Inst. 201112014227 Date 9/19/2011 Time 10:29 AM  
Doc Stamp-Deed 455.00  
CC, P DeWitt Casson Columbia County Page 1 of 2 B 1221 P 1305

## Warranty Deed

This Indenture, Made this 16<sup>th</sup> day of September, 2011 A.D., Between  
Sheryl West-Arbogast, a married woman

of the County of Duval, State of Florida, grantor, and  
Jeffrey A. Richter, Sr. and Sandra L. Richter, husband and wife

whose address is: 20642 NW 250th Street, High Springs, FL 32643

of the County of Alachua, State of Florida, grantees.  
Witnesseth that the GRANTOR, for and in consideration of the sum of

----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has  
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.

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or common to the subdivision;
- C. Taxes for the year 2011 and subsequent years.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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

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

Signed, sealed and delivered in our presence:

[Signature]  
Printed Name: Darryl J. Tompkins  
Witness

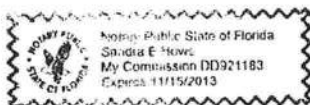
[Signature] (Seal)  
Sheryl West-Arbogast  
P.O. Address: 53 Old Hard Road, Orange Park, FL 32083

[Signature]  
Printed Name: Sandra E. Howe  
Witness

STATE OF Florida  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2011 by  
Sheryl West-Arbogast, a married woman

she is personally known to me or she has produced her Florida driver's license as identification



[Signature]  
Sandra E. Howe  
Notary Public  
My Commission Expires: 11/15/13

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Exhibit "A"

A PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN SOUTH 88°30'00" WEST ALONG THE SOUTH LINE OF SAID SECTION 3, 571.02 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01°58'30" WEST, 839.89 FEET TO THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SW OLD BELEMY ROAD; THENCE RUN ALONG SAID MAINTAINED RIGHT OF WAY LINE, N 75°30'43" WEST, 1328.33 FEET; THENCE SOUTH 01°37'27" EAST, 1205.73 FEET; TO THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 88°30'00" EAST SAID SECTION LINE, 1281.30 FEET TO THE POINT OF BEGINNING.