

RR 4420
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THIS INSTRUMENT PREPARED BY
AND RETURN TO:

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The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

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DC, P DeWitt Cason, Columbia County Page 1 of 5 B: 1240 P: 2635

WARRANTY DEED

THIS INDENTURE, made this 10th day of December, 2011, between **ORLENE V. DICKS**, an unmarried widow, whose mailing address is 4995 SE County Road 245, Lake City, Florida 32025, and **DAMON EMORY DICKS** and **MARY VICTORIA DICKS**, as Co-Trustees of the Residuary Non-Marital Trust created under Article VI of the Last Will and Testament of Emory Lee Dicks, which was admitted to probate and recorded by the Circuit Court for Columbia County, Florida, Probate Division, in Case No. 04-181-CP, whose mailing address is 1517 SE High Falls Road, Lake City, Florida 32025, parties of the first part, Grantor, and **DEVON JONATHAN DICKS**, whose mailing address is 1517 SE High Falls Road, Lake City, Florida 32025, party of the second part, Grantee,

W I T N E S S E T H:

That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, 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, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel 1

TOWNSHIP 4 SOUTH - RANGE 18 EAST

Section 31: Begin at the SW corner of the NE 1/4 of the NW 1/4 of Section 31, Township 4 South, Range 18 East, Columbia County, Florida, thence N 0°39'09" W along the West line of said NE 1/4 of the NW 1/4 a distance of 595.72 feet to a point being 719.68 feet South of the North line of said Section 31, thence S 87°31'19" E parallel to the North line of said Section 31 a distance of 2687.59 feet to a point on the East line of the NW 1/4 of the NE 1/4 of said Section 31, said point being 719.66 feet South of said North line of

said Section 31, thence S 0°37'23" E along the East line of said NW 1/4 of the NE 1/4 a distance of 591.87 feet to the NE corner of the SW 1/4 of the NE 1/4 of said Section 31, thence continue S 0°37'23" E along the East line of said SW 1/4 of the NE 1/4 a distance of 1311.53 feet to the SE corner of said SW 1/4 of the NE 1/4; thence N 87°41'06" W along the South line of said SW 1/4 of NE 1/4 a distance of 1343.10 feet; thence N 0°38'16" W along the West line of said SW 1/4 of the NE 1/4 a distance of 1313.47 feet to the SE corner of the said NE 1/4 of the NW 1/4; thence N 87°36'12" W along the South line of said NE 1/4 of the NW 1/4 a distance of 1343.54 feet to the **POINT OF BEGINNING**. **SUBJECT TO** existing county road right-of-way of High Falls Road. Containing 77.00 acres, more or less.

Tax Parcel No.: _____

Parcel 2

TOWNSHIP 4 SOUTH - RANGE 18 EAST

Section 31: A parcel of land lying in the NW 1/4 of the SE 1/4 of Section 31, Township 4 South, Range 18 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of said NW 1/4 of the SE 1/4 and thence run N 89°31'22" W, along the North line of said NE 1/4 of SE 1/4, 165.09 feet to the **POINT OF BEGINNING**. Thence S 0°28'38" W, 247.68 feet to the North right-of-way line of Ebenezer Road, a county maintained road, said point being on a curve with a curvature to the left having a radius of 484.13 feet and a central angle of 23°44'26"; thence Southwesterly along said North right-of-way line an arc distance of 200.60 feet to the Easterly line of Lot No. 8 of an unrecorded subdivision in the SE 1/4 of said Section 31; thence N 0°28'38" E, along said East line 366.18 feet to the North line of said NW 1/4 of the SE 1/4; thence S 89°31'22" E, along said North line 160.00 feet to

the **POINT OF BEGINNING**. Containing 1.16 acres, more or less.

Tax Parcel No.: _____

Parcel 3

A part of the NE 1/4 of the SW 1/4, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of Section 31, Township 4 South, Range 18 East, Columbia County, Florida, and run N 89°30'30" W, along the North line of said SE 1/4, 2690.05 feet to the NW corner of said SE 1/4; thence S 2°22'18" E, along the West line of said SE 1/4 and along the East line of the NE 1/4 of the SE 1/4, a distance of 179.00 feet to the **POINT OF BEGINNING**; thence continue S 2°22'18" E, along the East line of said NE 1/4 of SW 1/4 a distance of 152.34 feet to the South line of the N 1/2 of the NE 1/4 of the SW 1/4; thence run N 89°30'26" W, along the South line of said N 1/2 of N 1/2 of NE 1/4 of SW 1/4 a distance of 1341.26 feet to the West line of the NE 1/4 of the SW 1/4 to a point on the East right-of-way line of High Falls Road; thence N 2°21'02" W, along the West line of said NE 1/4 of SW 1/4 and along the East right-of-way line of High Falls Road, 48.32 feet to a fence corner; thence run N 86°02'07" E, along a barbed wire fence erected in 1979 a distance of 1340.49 feet to the East boundary of said NE 1/4 of SW 1/4 and the **POINT OF BEGINNING**. Containing 3.09 acres, more or less.

Tax Parcel No.: _____

Parcel 4

TOWNSHIP 4 SOUTH - RANGE 18 EAST

Section 31: SE 1/4 of NW 1/4. Containing 40 acres, more or less.

Tax Parcel No.: _____

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, 2010.

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:

Mark Frogg
Witness

Mark Frogg
Print or type name

Orlene V. Dicks (SEAL)
ORLENE V. DICKS

Diane S. Edenfield
Witness

DIANES. EDENFIELD
Print or type name

Signed, sealed and delivered
in the presence of:

Mark Fagle
Witness

Mark Fagle
Print or type name

Damon E. Dicks (SEAL)
DAMON EMORY DICKS

Diane S. Edenfield
Witness

DIANE S. EDENFIELD
Print or type name

Signed, sealed and delivered
in the presence of:

Mark Fagle
Witness

Mark Fagle
Print or type name

Mary V. Dicks (SEAL)
MARY VICTORIA DICKS

Diane S. Edenfield
Witness

DIANE S. EDENFIELD
Print or type name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 11th day of December, 2011, by **ORLENE V. DICKS, DAMON EMORY DICKS** and **MARY VICTORIA DICKS**, who are personally known to me or who have produced Florida driver's licenses as identification.

(NOTARY PUBLIC SEAL)

DIANE S. EDENFIELD
Commission # DD 965889
Expires May 28, 2014
Bonded Thru Troy Felt Insurance 800-366-7018

Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires:

