

Sales Price: \$ 36,000.00
Doc Stamps: \$ 252.00

This Instrument Prepared by & return to:

Name: **Trish Lang, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC**
Address: **343 NW COLE TER
LAKE CITY, FL. 32055
File No. 16Y-01008TL**

Inst: 201612002193 Date: 2/5/2016 Time: 11:01 AM

Doc Stamp-Deed: 252.00

DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1309 P: 430

Parcel I.D. #: **R00302-105**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **29th** day of **January, A.D. 2016**, by **NUVIEW IRA, INC FBO GEORGE B. MILLER, IRA, CONVEYING NON HOMESTEAD PROEPRTY**, having its principal place of business at **280 S RONALD REAGAN BLVD, SUITE 200, LONGWOOD, FL 32750**, hereinafter called the grantor, to **MICHAEL EDWARD READER and KIMBERLY BOHEN READER, HUSBAND AND WIFE,,** whose post office address is **P.O. BOX 2306, LAKE CITY, FLORIDA 32056**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **COLUMBIA County, State of Florida**, viz:

PARCEL E OF AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN SOUTH 00 DEGREES 17'12" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36, A DISTANCE OF 773.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 17'12" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36 A DISTANCE OF 556.01 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 36, BEING ALSO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36; THENCE SOUTH 89 DEGREES 55'52" WEST ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, BEING ALSO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 36, A DISTANCE OF 854.52 FEET; THENCE NORTH 00 DEGREES 04'08" WEST A DISTANCE OF 556.00 FEET; THENCE NORTH 89 DEGREES 55'52" EAST A DISTANCE OF 857.97 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RIGHT-OF-WAY OF SW WAVERLY LANE ACROSS SOUTH SIDE THEREOF AND RIGHT-OF-WAY OF SW HUNTER ROAD ACROSS THE EAST SIDE THEREOF.

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 grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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 caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Barbara Bolanos
Witness Signature
Barbara Bolanos
Printed Name
Tammy Perez
Witness Signature
Tammy Perez
Printed Name

NUVIEW IRA, INC FBO GEORGE B. MILLER,
IRA

By: [Signature] I.S.
Name: GLEN MATHIE Imran Ali
Title: DIRECTOR, NuVIEW IRA, INC. OR
HIS AUTHORIZED DESIGNEE

STATE OF FLORIDA
COUNTY OF Dekalb

The foregoing instrument was acknowledged before me this 29 day of January, 2016, by GLEN MATHIE as DIRECTOR, NuVIEW IRA, INC. FBO GEORGE B. MILLER, IRA, a Florida corporation. He is personally known to me or has produced Imran Ali as identification.

Tammy Perez
Notary Public
My commission expires _____

