

Prepared by and return to:

Crystal Curran  
Alachua Title Services, LLC  
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Alachua, FL 32615  
(386) 418-8183  
File No 19-60  
Parcel Identification No 19-6S-16-03885-000

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 8<sup>th</sup> day of March, 2019, between **Ronald D. Preston AKA Ron Preston and Cynthia F. Preston aka Cindy Preston, husband and wife**, whose post office address is **479 Southwest Old Spanish Road, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Patrick Gilmore and Jessica Camp, husband and wife**, whose post office address is **14991 Northeast Jacksonville Road, Citra, FL 32113**, of the County of Marion, State of Florida, Grantees:

*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 said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 1 degrees 45' West, along said East line, 532.89 feet; thence South 88 degrees 15' West, 210 feet to the Point of Beginning; thence continue South 88 degrees 15' West, 210.00 feet; thence North 1 degrees 45' West, 130.00 feet; thence North 88 degrees 15' East, 210.00 feet; thence South 1 degrees 45' East, 130.00 feet to the Point of Beginning, Columbia County, Florida.

Together with a 15 foot easement: Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15 foot easement and the Point of Beginning; thence North 1 degrees 45' West, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the north right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Together with a 30 foot easement: Commence at the intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line 40.94 feet to the Point of Beginning.

And

Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 01 degrees 45' West, along said East line 532.89 feet to the Point of Beginning; thence South 88 degrees 15' West, 210 feet; thence North 01 degrees 45' West, 130 feet; thence South 88 degrees 15' West, 300 feet; thence North 01 degrees 45' West, 430 feet; thence North 88 degrees 15' East, 510 feet to said East line; thence South 1 degrees 45' East, along said East line 560 feet to the Point of Beginning.

Together with:

Warranty Deed

15 foot easement: commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15.00 foot easement and the Point of Beginning; thence North 1 degrees 45' East, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Also:

30 foot easement: Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida and the North right of way line of U.S. Highway No. 27, and run North 48 degrees 52' 16" West, along the North right of way line of U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 40.94 feet to the Point of Beginning.

AND

Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No. 27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51' West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51' West, 196.00 feet; thence North 1 deg. 45' West, 142.6 feet; thence North 88 deg. 15' East, 210.00 feet; thence South 1 deg. 45' East, 210.00 feet; thence South 43 deg. 15' West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4.

ALSO

Approximately the West 90 feet of the following property:

Begin at the intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45' West, along said East line 532.70 feet; thence South 88 deg. 15' West, 210.00 feet; thence North 1 deg. 45' West, 130.00 feet; thence South 88 deg. 15' West, 300.00 feet; thence South 1 deg. 45' East, to the North right-of-way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning.

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

**Subject to** taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

K. Pol - KYLE POLANSKY  
WITNESS

[Signature]  
WITNESS Crystal L. Luman

K. Pol - KYLE POLANSKY  
WITNESS

[Signature]  
WITNESS Crystal L. Luman

[Signature]  
Ronald D. Preston

[Signature]  
Cynthia F. Preston

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 8th day of March, 2019, by Ronald D. Preston and Cynthia F. Preston.

[Signature]  
Signature of Notary Public  
Print Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: X  
Type of Identification: \_\_\_\_\_  
Produced: Driver's License

