

49,900.00
349.30

This Instrument Prepared by & return to:

Name: **Brenda Styons, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC**
Address: **343 NW COLE TERRACE, SUITE 101
LAKE CITY, FL 32055
File No. 13Y-09006BS**

Parcel I.D. #: **03815-131**

Inst: 201312014658 Date: 9/26/2013 Time: 10:56 AM
Stamp-Deed: 349.30
DC: P DeWitt Cason, Columbia County Page 1 of 2 B: 1261 P: 2726

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **25th** day of **September**, A.D. **2013**, by

SUBRANDY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, having its principal place of
business at **1286 W U.S. HWY 90, LAKE CITY, FLORIDA 32055**, hereinafter called the grantor, to
MICHAEL JIMENEZ, whose post office address is , hereinafter called the
grantee:

(Wherever used herein the terms "grantor" and "grantee" 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 grantee all that certain land situate in **Columbia County, State of Florida**, viz:

LOT 31 OF AN UNRECORDED SUBDIVISION KNOWN AS CARDINAL FARMS
A PARCEL OF LAND IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH
88°19'59" WEST ALONG THE SOUTH LINE OF SAID SECTION 11 A DISTANCE OF
5311.34 FEET TO THE SOUTHWEST CORNER OF SECTION 11; THENCE NORTH
01°22'42" WEST ALONG THE WEST LINE OF SECTION 11 A DISTANCE OF 854.66 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°22'42" WEST ALONG
SAID WEST LINE OF SECTION 11 A DISTANCE OF 475.39 FEET TO THE SOUTHEAST
CORNER OF THE NORTH ½ OF THE SOUTHEAST ¼ OF SAID SECTION 10; THENCE
NORTH 87°55'20" EAST A DISTANCE OF 253.25 FEET; THENCE NORTH 88°38'56" EAST
A DISTANCE OF 659.00 FEET; THENCE SOUTH 01°21'04" EAST A DISTANCE OF 306.30
FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 20°09'27"; THENCE
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 175.91 FEET;
THENCE SOUTH 88°38'56" WEST A DISTANCE OF 942.63 FEET TO THE POINT OF
BEGINNING. COLUMBIA COUNTY, FLORIDA.

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 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, 2012.

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:



Witness Signature **Brenda Styons**

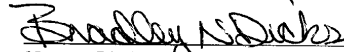
Printed Name



Witness Signature **Tyler Rogers**

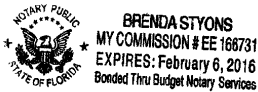
Printed Name

SUBRANDY LIMITED PARTNERSHIP

By:  L.S.
Name: **BRADLEY N. DICKS**
Title: **GENERAL PARTNER**

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **25th** day of **September, 2013**, by **BRADLEY N. DICKS** as **GENERAL PARTNER** of **SUBRANDY LIMITED PARTNERSHIP**, A FLORIDA LIMITED PARTNERSHIP. He (she) is personally known to me or has produced _____ as identification.





Notary Public
My commission expires _____