

Name

Address

This Instrument Prepared by

Address

Property Appraisers Parcel Identification (Folio) Number(s):

18-75-17-10021-008

Grantee(s) S.S. #s):

RETURN TO:  
LAW OFFICE OF  
CARL L. JOHNSON  
2731 N.W. 41st STREET, SUITE B-3  
GAINESVILLE, FLORIDA 32606

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CARL L. JOHNSON  
2731 N.W. 41st STREET, SUITE B-3  
GAINESVILLE, FLORIDA 32606

98-15268

FILED AND  
RECORDED

1993 DEC 30 PM 5:21

CLERK OF COURT  
COLUMBIA COUNTY  
BY *[Signature]*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 15th day of December A.D. 1993 by

PAUL F. RUPPERT and KATHLEEN C. RUPPERT, husband and wife

hereinafter called the grantor, to

DAVID P. FLYNN  
whose post office address is

hereinafter called the grantee:

(Wherever used herein the terms "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 the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Columbia County, State of Florida, viz:

SEE ATTACHED LEGAL DESCRIPTION AS HEREIN REFERRED TO AND MADE A PART HEREOF.

Subject to all easements, covenants and restrictions of record

DOCUMENTARY TAX *266.70*

PK 0784 PG 1158

INTANGIBLE TAX  
P. DAVID CANN, CLERK OF  
COURT, COLUMBIA COUNTY

OFFICIAL RECORDS

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, and hereby 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, 1993.

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:

*[Signature]*  
Carl L. Johnson

*[Signature]*  
Geri H. Ruhl

Printed Signature  
Geri H. Ruhl

Signature

Printed Signature

Signature

Printed Signature

STATE OF FLORIDA

COUNTY OF ALACHUA

PAUL F. RUPPERT and KATHLEEN C. RUPPERT, husband and wife

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person:

*personal knowledge*

and that an oath (was not) taken.

NOTARY PUBLIC STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 15 day of December, A.D. 1993.

*[Signature]*  
Notary Signature

Printed Notary Signature



CARL E. JOHNSON

Notary Public, State of Florida

My comm. expires Nov. 13, 1997

Comm. No. CC 321440

SCHEDULE "A"

PK 0784 PG 1159

OFFICIAL RECORDS

A tract of land situated in Section 13, Township 7 South, Range 16 East, and Section 18, Township 7 South, Range 17 East, Columbia County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Section 18, Township 7 South, Range 17 East for the point of reference and run South 88°00'29" West, along the South line of said Section 18, a distance of 2641.60 feet to a concrete monument at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence run North 01°30'02" West, along the East line of said Southeast 1/4 of the Southwest 1/4, a distance of 210.00 feet to a concrete monument at the Northeast corner of the South 210 feet of said Southeast 1/4 of the Southwest 1/4; thence run South 88°00'29" West, along the North line of said South 210 feet, a distance of 166.33 feet to a steel rod and cap; thence run North 45°01'45" West, a distance of 1918.64 feet to a steel rod and cap and the True Point of Beginning; thence continue North 45°01'45" West, a distance of 715.98 feet to a steel rod and cap; thence run South 44°58'15" West, a distance of 780.00 feet to a steel rod and cap on the Northeasterly right-of-way line of State Road No. 20 (A.K.A. U.S. Highway No. 27); thence run South 45°01'45" East, a distance of 763.74 feet to a steel rod and cap; thence run North 35°39'43" East, a distance of 571.26 feet to a steel rod and cap; thence run North 43°00'24" East, a distance of 92.91 feet to a steel rod and cap; thence run North 66°09'33" East, a distance of 132.36 feet to the True Point of Beginning, containing 12.674 acres more or less.

Subject to an easement for ingress, egress and public utilities over, under and across a 40 foot wide strip of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Section 18, Township 7 South, Range 17 East for the point of reference and run South 88°00'29" West, along the South line of said Section 18, a distance of 2641.60 feet to a concrete monument at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 18; thence run North 01°30'02" West along the East line of said Southeast 1/4 of the Southwest 1/4, a distance of 210.00 feet to a concrete monument at the Northeast corner of the South 210 feet of said Southeast 1/4 of the Southwest 1/4; thence run South 88°00'29" West along the North line of said South 210 feet, a distance of 166.33 feet to a steel rod and cap; thence run North 45°01'45" West, a distance of 1918.64 feet to a steel rod and cap and the True Point of Beginning; thence continue North 45°01'45" West, a distance of 42.90 feet to a steel rod and cap; thence run South 66°09'33" West, a distance of 125.05 feet to a steel rod and cap; thence run South 43°00'24" West a distance of 103.67 feet to a steel rod and cap; thence run South 35°39'43" West, a distance of 567.27 feet to a steel rod and cap on the Easterly right-of-way line of U.S. Highway 27 (A.K.A. State Road No. 20); thence run South 45°01'45" East, along said right-of-way line, a distance of 40.53 feet to a steel rod and cap; thence run North 35°39'43" East, a distance of 571.26 feet to a steel rod and cap; thence run North 43°00'24" East, a distance of 92.91 feet to a steel rod and cap; thence run North 66°09'33" East, a distance of 132.36 feet to the True Point of Beginning.

STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
JAMES M. SWISHER JR., CLERK OF COURTS

By

19, 2001

Date

