no (₁₎ to addressed stamped envelops) RETURN TO:	WARRANTY DEED	RAMCO FORM OF
LAW OFFICE OF C'BL L. JO 'NSON 2731 M. M. ALSE STREET, SUITE B-3	a A Entransi	10.5.70
GAINESVILLE, FLORIDA 32505	RECORD STORE	30 FH 5 21
273: N.W. 4)st STREET, SULTE F	913 - 15268 193 DEC	U. Yang
(JEINESVILLE, FLORIDA 32606 Appresent Parcel Identification (Folio) Number 18-75-17-10021-008	oce	al Same
(s) S.S. #(e): that about this use for modelises	DATA SPACE ABOVE DAS LINE FOI	REODINO DATA
	EEN C. RUPPERT, husband and wife	A,D. 1993 by
hereinafter called the grantor, to DAVID P. FLYNN whose post office address is		na i
hereinafter called the grantee:	s die terms "granter" and "grantes" include all the parties to this instrument and the failtwe and malgue of individuals, and the suscences and aneight of corporations)	
witnesseth: That the gran	tor, for and in consideration of the sum of \$ 10.00 hereof is hereby acknowledged, hereby grants, bargains,	and other sells, aliens, remises, columbia
	PTION AS HEREIN REFERRED TO AND MADE A PAL	T HEREOF.
Subject to all easements, DUCUMENIARY VANDOLGG.70	covenants and restrictions of record PG	158
INTANGIBILITAT	OFFICIAL REC	ORDS
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Unpether , with all the tene apportaining. Us Have and to Haid. And the grantor hereby cours simple; that the grantor has good rig title to said land and will defend the is free of all encumbrances, except	, the same in fee simple forever. unts with said grantee that the grantor is lawfully seiz ght and lawful authority to sell and convey said land, an e same against the lawful claims of all persons whomsoev t taxes accruing subsequent to December 31, 1993.	ed of said land in fee l hereby warrants the er; and that said land
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Unpether, with all the tene apportaining. Os Have and to Haid., And the grantor hereby courn simple; that the grantor has good right title to said land and will defend the is free of all encumbrances, except In Witness Whereof, the written. Signed, sealed and delivered in the court L. Johngon Printed Signature Signature Signature Printed Signature State of Printed Signature Printed Signature Printed Signature Printed Signature PAUL P, RUPPERT and KATHU known to me to be the person <u>B</u> described	the same in fee simple forever. unts with said grantee that the grantor is lawfully seis ght and lawful authority to sell and convey said land, an e same against the lawful claims of all persons whomsoev t taxes accruing subsequent to December 31, 19 93. e said grantor has signed and scaled these presents the da te presence of: PAUL F. RUPPERT PAUL F. RUPPERT PAUL F. RUPPERT PAUL F. RUPPERT TITLEEN C. RUPPERT Noted Readow KATHLEEN C. RUPPERT Provide Address LEEN C. RUPPERT, husband and wife dia and who executed the foregoing instrument, who schnowledged lowing form_of identification of the show-named person. Witness my hand and official scal in the Couply we	ed of said land in fee I hereby warrants the er; and that said land y and year first above
Unpether, with all the tene apportaining. Os Haue and to Haid., And the grantor has good right title to said land and will defend the is free of all encumbrances, except In Witness Whereof, the written. Signed, sealed and delivered in the finite former of the former of the carl L. Johnson Frided Signature Signator Signator Signator Signator Signator Signator Printed Signator Signator Printed Signator Signator Printed Signator Paul F, RUPPERT and KATHI known to me to be the person <u>E</u> describes escented the same, that I relied upon the foll DEr SCHAIL Kracky	the same in fee simple forever. sunts with said grantse that the grantor is lawfully seis ght and lawful authority to sell and convey said land, an e same against the lawful claims of all persons whomsoev t taxes accruing subsequent to December 31, 19 93. e said grantor has signed and scaled these presents the da te presence of: PAUL F. RUPPERT PAUL F. RUPPERT PAUL F. RUPPERT PAUL F. RUPPERT PAUL F. RUPPERT Note the second KATHLEEN C. RUPPERT Note the second Come the second and scaled and wife diameter I hereby Certify that on this day, before me to administer on the and take acknowledged I lowing form_of identification of the above named person_: PAUL F. RUPPERT, and that an o	ed of said land in fee I hereby warrants the er; and that said land y and year first above

SCHEDULE "A"

"K 0784 PG1159

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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:

concrete monument at the Southeast corner of the Commence at a aforementioned Section 18, Township 7 South, Range 17 East for the point of reference and run South 88000'29" 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 % of the Southwest % of said Section 18; thence run North 01930'02" West, along the East line of said Southeast ¥ of the Southwest %, a distance of 210.00 feet to a concrete monument at the Northeast corner of the South 210 feet of said Southeast % of the Southwest %; thence run South 88000'29" 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 45001'45" West, a distance of 1918.64 feet to a steel rod and cap and the True Point of Beginning; thence continue North 45º01'45" West, 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 35039'43" East, a distance of 571.26 feet to a steel rod and cap; thence run North 43000'24" East, a distance of 92.91 feet to a steel rod and cap; thence run North 66009'33" 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 Southeast 1/4 of the Southwest 1/4; thence run South 88°00'29" West along the North line 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; 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; thence run South 35°39'43" West, a distance of 567.27 feet to a steel rod and cap; thence run South 35°39'43" West, a distance of 57.27 feet to a steel rod and cap; thence run North 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 43°00'24" East, a distance of 92.91 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 43°00'24" East, a distance of 57.26 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 43°00'24" East, a distance of 92.91 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 6609'33" 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 frae copy of the original filed in this office. JAMESAN SWISHER JR/ CLERK/OF COURTS By

2721

