

Prepared by:  
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111 E. Howard Street  
Live Oak, FL 32064

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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1303 P: 1226

ATS# 1-37692

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 27th day of October, 2015, Scott L'Heureux, and his wife, Nora L. L'Heureux, hereinafter called the grantor, to Joe Ray Kirkland, and his wife, Henrietta N. Kirkland whose post office address is: 311 SW Nautilus Road, Lake City, FL 32024 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 corporation)

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, Florida, viz: Parcel ID# R09290-001

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all 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; that the grantor 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, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jenna Sabas  
Witness:  
Jenna Sabas  
Printed Name:  
Monica D. Greif  
Witness:  
Monica D. Greif  
Printed Name:

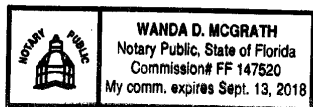
Scott L'Heureux  
Scott L'Heureux  
Nora L'Heureux  
Nora L. L'Heureux

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 27th day of October, 2015 by SCOTT L'HEUREUX, AND HIS WIFE, NORA L. L'HEUREUX personally known to me or, if not personally known to me, who produced Florida Drivers License for identification and who did not take an oath.

Wanda D. McGrath  
Notary Public

(Notary Seal)



ATT # 37692

**EXHIBIT "A"**

**A PART OF SECTION 19 TOWNSHIP 5 SOUTH - RANGE 17 EAST, more particularly described as:**

**Commence at the Southeast corner of the N 1/2 of the NE 1/4 of the SE 1/4 and run S 89°28'18" W, along the South line of said N 1/2 of NW 1/4 of NE 1/4, 20.00 feet to the West right of way line of State Road C-131, thence N 0°32'32" W, along said West right of way line, 65.00 feet to the North line of Washington Road (County maintained graded road) and the POINT OF BEGINNING, thence continue N 0°32'32" W, along said West right-of-way line, 426.42 feet to the South line of Oak Drive, a 60-foot graded road, thence S 89°28'18" W, along the South line of said Oak Drive, 575.87 feet, thence S 0°31'42" E, 485.31 feet to said North line of Washington Road, thence N 82°22'09" E, along said North line, 309.13 feet, thence N 85°04'00" E, along said North line, 270.01 feet to the POINT OF BEGINNING.**

**Said lands being subject to a drainage easement being the West 30 feet of the North 150 feet, and a drainage easement described as follows: Commence at the Southwest corner of the N 1/2 of the NE 1/4 of SE 1/4, and run S 89°28'18" W, along the South line of said N 1/2 of the NE 1/4 of SE 1/4, 20 feet to the West right of way line of State Road C-131, thence N 0°32'32" W, along said West right of way line, 65.00 feet to the North line of Washington Road (County maintained graded road), thence S 85°04'00" W, along said North line, 270.01 feet, thence S 82°22'09" W, along said North line, 235.00 feet to the POINT OF BEGINNING, thence continue S 82°22'09" W, along said North line, 30.00 feet, thence N 7°37'51" W, 25.00 feet, thence N 82°22'09" E, 30.00 feet, thence S 7°37'51" E, 25.00 feet to the POINT OF BEGINNING.**