

Prepared by and Return to:
Jay Rocco
MTI Title Insurance Agency, Inc.
1914 Southside Boulevard, Suite 2
Jacksonville, FL 32216

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #30-4S-17-08913-002
File- MFL-2211622
Consideration Amount \$180,000.00

Inst: 201612008607 Date: 5/24/2016 Time: 9:45 AM
Doc Stamp-Deed: 1260.00
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1315 P: 1351

WARRANTY DEED

This Indenture, Made this **May 19, 2016**, between **Wilber H. Brown, Jr., and his wife Jeannie T. Brown**, whose post office address is: P.O. Box 2247, Lake City, FL 32056, hereinafter called the "Grantor"*, and, **Neil Andrew Dinges and Amanda Laughlin A/K/A Amanda Dinges, husband and wife**, whose post office address is: 361 SouthWest Family Court, Lake City, FL 32025-2458, hereinafter called the "Grantee":

Witnesseth: That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Columbia County, FL, and being further described as follows:

SECTION 30: A part of the SE 1/4 of Section 30, Township 4 South, Range 17 East, more particularly described as follows:

Commence at the Southeast corner of said Section 30 and run North 2 deg. 54'37" West along the East line of said Section 30, 1,383.62 feet; thence South 87 deg. 58'49" West, 21.42 feet to the Point of Beginning; thence continue South 87 deg. 58'49" West, 449.54 feet; thence North 1 deg. 20'05" West, 638.68 feet; thence North 89 deg. 09'52" East, 431.35 feet; thence South 2 deg. 59'07" East, 629.80 feet to the Point of Beginning, Columbia County, Florida.

Together with a nonexclusive easement for ingress and egress over and across a 20 foot easement lying West of and adjacent to the following described line; Commence at the Southeast corner of said Section 30 and run S 89 deg. 25'49" West along the South line thereof, 502.29 feet to the Point of Beginning; thence run North 3 deg. 11'22" West, 206.80 feet; thence North 1 deg. 20'05" West, 1,802.75 feet and the ending of said easement description, Less the North 568.68 feet thereof.

Property Address: 361 SouthWest Family Court, Lake City, FL 32025-2458

 X Property is the homestead of the grantor(s)

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

In Witness Whereof, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Wilber H Brown Jr.
Wilber H Brown Jr.

Jeannie T Brown
Jeannie T Brown

Jonathan Rocco
Witness #1 Signature
Jonathan Rocco
Witness #1 Print Name

D. Willette Sistrunk
Witness #2 Signature
D. Willette Sistrunk
Witness #2 Print Name

State of Florida ; County of Columbia

The foregoing instrument was acknowledged by me this May 19, 2016 by: Wilber H. Brown, Jr., and his wife Jeannie T. Brown who is/are personally known by me or who has/ produced: a valid driver's license as identification and who did not take an oath.

Jonathan Rocco
Notary Public

My Commission Expires: _____

