

Prepared by & Return to:
Matthew D. Rocco
Sierra Title, LLC
419 SW SR 247, Suite 109
Lake City, Florida 32025

File Number: 11-0275

Inst: 201112006628 Date: 5/3/2011 Time: 7:56 AM
Doc Stamp-Deed: 1785 00
DC, P DeWitt Cason, Columbia County Page 1 of 2 B 1213 P 2757

General Warranty Deed

Made this April 29, 2011 A.D. by **George R. Baker and his wife, Kristy S. Baker**, whose post office address is: 235 SW Eva Terrace, Lake City, Florida 32024, hereinafter called the grantor, to **Stephen M. Jones, Jr. and his wife, Michelle L. Jones**, whose post office address is 235 SW Eva Terrace, Lake City, FL 32024, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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.

See Attached Schedule "A"

Parcel ID Number **R03234-002**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

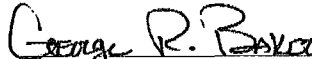
To Have and to Hold, the same in fee simple forever

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; 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, 2010


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.


Witness Printed Name **Matthew D. Rocco**

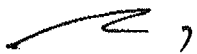

George R. Baker (Seal)
Address: 235 SW Eva Terrace, Lake City, Florida 32024

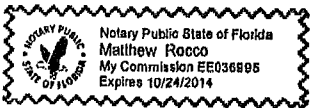

Witness Printed Name **MELINDA WEAVER**


Kristy S. Baker (Seal)
Address:

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 29th day of April, 2011, by George R. Baker and Kristy S. Baker, who is/are personally known to me or who has produced _____ as identification.


Notary Public
Print Name: _____
My Commission Expires: _____



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"Schedule A"

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 89°28'27" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4, 676.64 FEET; THENCE NORTH 00°04'03" WEST, 647.18 FEET; THENCE SOUTH 89°28'27" WEST, 164.49 FEET; THENCE NORTH 00°27'17" EAST, 180.00 FEET, THENCE SOUTH 89°28'27" WEST, 210.57 FEET; THENCE NORTH 00°27'17" EAST, 429.70 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO C-242; THENCE SOUTH 89°03'35" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 297.26 FEET TO THE WEST LINE OF SECTION 28, THENCE SOUTH 0°27'17" WEST, 1254.79 FEET TO THE POINT OF BEGINNING. SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 60 FEET.

LESS AND EXCEPT THOSE PORTIONS DEEDED BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1145 PAGE 1037 AND BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1040 PAGE 639.

TOGETHER WITH AN EASEMENT, FOR INGRESS AND EGRESS PURPOSES, BEING 60 FEET EAST OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 00°27'17" EAST ALONG THE WEST LINE OF SAID SECTION 28 A DISTANCE OF 323.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°27'17" EAST ALONG SAID WEST LINE OF SECTION 28 A DISTANCE OF 931.74 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 242, SAID POINT ALSO BEING THE TERMINAL POINT OF HEREIN DESCRIBED LINE AND EASEMENT.