

② Prepared by and return to:  
Shore to Shore Title, Inc.  
Lianne Llerena  
1615 South Congress Ave, Suite 201  
Delray Beach, FL 33445  
Property Appraisers Parcel ID #: 07-5S-16-03487-000

File Number: S130437

Inst. 201312006463 Date 4/29/2013 Time 10:14 AM  
Doc Stamp-Deed 76.30  
DC, P DeWitt Cason, Columbia County Page 1 of 7 B 1253 P 1914

(Space Above This Line For Recording Data)

### Special Warranty Deed

This Special Warranty Deed made this 19 day of April, 2013, between Wells Fargo Bank, N.A. , whose address is c/o Wells Fargo Bank NA, 8480 Stagecoach Circle, Frederick, MD 21701, grantor, and Rickie L. Priest , whose address is 410 SE Camp Street, Lake City, FL 32025, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in COLUMBIA County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

Authorized Signers and Power of Attorney attached hereto and made a part hereof.  
Certificate of Approval of Sale attached, if applicable

### SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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IN WITNESS WHEREOF, GRANTOR has signed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Wells Fargo Bank, N.A.

By: Terril Dotson  
Name: TERRI DOTSON  
Its AUTHORIZED SIGNER  
4-19-13

Witness: Terril L. Sismilich  
Name: Terril Sismilich

Witness: Suzanne Maidhoff  
Name: Suzanne Maidhoff

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 19 day of April, 2013, by Terril Dotson  
as Authorized Signer of Wells Fargo Bank, N.A. on behalf of the corporation. He/she is personally known to me or  
has produced \_\_\_\_\_ as identification.

SEAL



TERRI L. SISMILICH  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE067083  
Expires 1/23/2015

Terril L. Sismilich  
Notary Signature  
Terril L. Sismilich  
Printed Notary Signature

My Commission Expires: 1-23-2015

When Recorded Return To.  
Shore to Shore Title, Inc.

1615 South Congress Ave, Suite 201  
Delray Beach, FL 33445  
Tax Parcel #: 07-5S-16-03487-000

Send Subsequent Tax Bills, if applicable to:

Rickie L. Priest

410 SE Camp Street, Lake City, FL 32025

Drafted by:

Shore to Shore Title, Inc.

1615 South Congress Ave, Suite 201  
Delray Beach, FL 33445

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EXHIBIT "A"

A part of the SW 1/4 of Section 7, Township 5 South Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the SW corner of said Section 7 and run thence N 00 degrees 18' 24" W, along the West line of said Section 7, a distance of 295.50 feet to the Point of Beginning; thence continue N 00 degrees 18' 24" W, along said West line, a distance of 520.42 feet; thence N 89 degrees 10' 10" E, parallel to the North right of way line of County Road No. 240, a distance of 520.50 feet; thence S 00 degrees 18' 24" E, parallel to the West line of said Section 7, a distance of 775.72 feet to the North right of way line of said County Road No. 240 (an 80 foot public right of way as presently established); thence S 89 degrees 10' 10" W, along the North right of way line of said County Road No. 240, a distance of 225.00 feet to the SE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence N 00 degrees 18' 24" W, parallel to the West line of said Section 7, a distance of 255.50 feet to the NE corner of said lands; thence S 89 degrees 10' 10" W, parallel to the North right of way line of County Road No. 240, a distance of 295.50 feet to the NW corner of said lands and the Point of Beginning. Less A part of the SW 1/4 of Section 7, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the SW corner of said Section 7 and run thence N 00 degrees 18' 24" W, along the West line of said Section 7, a distance of 295.50 feet to the NW corner of lands described in Official Records Book 455 page 73 of the Official Records of Columbia County, Florida; thence continue N 00 degrees 18' 24" W, along said West line a distance of 520.42 feet to a 5/8" iron rod 4708; thence N 89 degrees 10' 10" E, parallel to the North right-of-way line of County Road No. 240, a distance of 520.50 feet to a 5/8" iron rod 4708; thence S 00 degrees 18' 24" E parallel to the West line of said section 7, a distance of 389.57 feet to the Point of Beginning; thence continue S 00 degrees 18' 24" E, parallel to the West line of said Section 7, a distance of 386.14 feet to the North right-of-way line of said County Road No. 240 (an 80 foot public right-of-way as presently established); thence S 89 degrees 10' 10" W along the North right of- way line of said County Road No. 240, a distance of 225.00 feet to the SE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence N 00 degrees 18' 30" W, parallel to the West line of said Section 7, a distance of 255.50 feet to the NE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence continue N 00 degrees 18' 30" W, 132.70 feet to a 5/8" iron rod, LS 4708; thence N 89 degrees 41' 36" E, a distance of 225.00 feet to the Point of Beginning. Now Known as: A part of the SW 1/4 of Section 7, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the SW corner of said Section 7 and run thence N 00 degrees 18' 24" W, along the West line of said Section 7, a distance of 295.50 feet to the Point of Beginning; thence continue N 00 degrees 18' 24" W along said West line, a distance of 520.42 feet to a 5/8" iron rod 4708; thence N 89 degrees 10' 10" E, parallel to the North right-of-way line of County Road No. 240, a distance of 520.50 feet to a 5/8" iron rod 4708; thence S 00 degrees 18' 24" E to the West line of said Section 7, a distance of 389.57 feet to a 5/8" iron rod 4708; thence S 89 degrees 31' 35" W a distance of 225.00 feet to a 5/8" iron rod LS 4708; thence S 00 degrees 18' 30" E, a distance of 132.70 feet to a 5/8" iron rod LS 4708, marking the NE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence S 89 degrees 10' 10" W parallel to the North right-of-way line of County Road No. 240, a distance of 295.50 feet to the NW corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida, and the Point of Beginning

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**EXHIBIT "A" - LEGAL DESCRIPTION**

A part of the SW 1/4 of Section 7, Township 5 South Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the SW corner of said Section 7 and run thence N 00 degrees 18' 24" W, along the West line of said Section 7, a distance of 295.50 feet to the Point of Beginning; thence continue N 00 degrees 18' 24" W, along said West line, a distance of 520.42 feet; thence N 89 degrees 10' 10" E, parallel to the North right of way line of County Road No. 240, a distance of 520.50 feet; thence S 00 degrees 18' 24" E, parallel to the West line of said Section 7, a distance of 775.72 feet to the North right of way line of said County Road No. 240 (an 80 foot public right of way as presently established); thence S 89 degrees 10' 10" W, along the North right of way line of said County Road No. 240, a distance of 225.00 feet to the SE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence N 00 degrees 18' 24" W, parallel to the West line of said Section 7, a distance of 255.50 feet to the NE corner of said lands; thence S 89 degrees 10' 10" W, parallel to the North right of way line of County Road No. 240, a distance of 295.50 feet to the NW corner of said lands and the Point of Beginning. Less A part of the SW 1/4 of Section 7, Township 5 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: Commence at the SW corner of said Section 7 and run thence N 00 degrees 18' 24" W, along the West line of said Section 7, a distance of 295.50 feet to the NW corner of lands described in Official Records Book 455 page 73 of the Official Records of Columbia County, Florida; thence continue N 00 degrees 18' 24" W, along said West line a distance of 520.42 feet to a 5/8" iron rod 4708; thence N 89 degrees 10' 10" E, parallel to the North right-of-way line of County Road No. 240, a distance of 520.50 feet to a 5/8" iron rod 4708; thence S 00 degrees 18' 24" E parallel to the West line of said section 7, a distance of 389.57 feet to the Point of Beginning; thence continue S 00 degrees 18' 24" E, parallel to the West line of said Section 7, a distance of 386.14 feet to the North right-of-way line of said County Road No. 240 (an 80 foot public right-of-way as presently established); thence S 89 degrees 10' 10" W along the North right of- way line of said County Road No. 240, a distance of 225.00 feet to the SE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence N 00 degrees 18' 30" W, parallel to the West line of said Section 7, a distance of 255.50 feet to the NE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence continue N 00 degrees 18' 30" W, 132.70 feet to a 5/8" iron rod, LS 4708; thence N 89 degrees 41' 36" E, a distance of 225.00 feet to the Point of Beginning. Now Known as: A part of the SW 1/4 of Section 7, Township 5 South, Range 16 East, Columbia County,

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Florida, being more particularly described as follows: Commence at the SW corner of said Section 7 and run thence N 00 degrees 18' 24" W, along the West line of said Section 7, a distance of 295.50 feet to the Point of Beginning; thence continue N 00 degrees 18' 24" W along said West line, a distance of 520.42 feet to a 5/8" iron rod 4708; thence N 89 degrees 10' 10" E, parallel to the North right-of-way line of County Road No. 240, a distance of 520.50 feet to a 5/8" iron rod 4708; thence S 00 degrees 18' 24" E to the West line of said Section 7, a distance of 389.57 feet to a 5/8" iron rod 4708; thence S 89 degrees 31' 35" W a distance of 225.00 feet to a 5/8" iron rod LS 4708; thence S 00 degrees 18' 30" E, a distance of 132.70 feet to a 5/8" iron rod LS 4708, marking the NE corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida; thence S 89 degrees 10' 10" W parallel to the North right-of-way line of County Road No. 240, a distance of 295.50 feet to the NW corner of lands described in Official Records Book 455, page 73 of the Official Records of Columbia County, Florida, and the Point of Beginning.