

#23-2050

Return to:

THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
L. RIVERA
KLEAR TITLE INSURANCE GROUP, INC.
5400 S. UNIVERSITY DRIVE SUITE 603
DAVIE, FL 33328

Inst:2004001652 Date:01/26/2004 Time:14:13
Doc Stamp-Deed : 165.90
10 DC,P.Dewitt Cason,Columbia County B:1005 P:956

Parcel Identification No. R-04001-102

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE made this 13th day of December, 2003, between BULLARD MANAGEMENT SERVICES, INC., A FLORIDA CORPORATION(*), Grantor, to JENNIFER POWERS, A MARRIED WOMAN AND ROBERT HUTCHINGS, A MARRIED MAN, whose post office address is: P.O. 490, FORT WHITE, FLORIDA 32038 of the County of COLUMBIA, State of Florida, Grantee;

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to 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, Florida, to wit:

Lot# 2 of Santucknee Estates (unrecorded).
***** SEE ATTACHED LEGAL DESCRIPTION *****

SUBJECT TO taxes for the year 2003 and all subsequent years; easements, restrictions, covenants, conditions, reservations and limitations of records and all applicable zoning ordinances.

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.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Beverly Regar
PRINTED NAME: BEVERLY REGAR
William Hart
PRINTED NAME: William Hart

BULLARD MANAGEMENT SERVICES, INC.
a Florida Corporation
Chris A. Bullard Pres
BY: CHRIS A. BULLARD
AS: PRESIDENT
Address: 221 N. Marion Avenue
#202
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 13 day of December, 2003 by CHRIS A. BULLARD, AS PRESIDENT OF BULLARD MANAGEMENT SERVICES, INC., who has produced proper identification and who did/did not take an oath.

My Commission Expires:
MARCH 14, 2007


 My Commission DD193371
Expires March 14, 2007
Beverly Lynnette Regar
Notary Public

EXHIBIT "A"

PARCEL 2: SANTUCKNEE AN UNRECORDED SUBDIVISION, A PART OF THE S.W. 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID S.W. 1/4 AND RUN N. 88° 08' 53" E, ALONG THE NORTH LINE THEREOF, 657.24 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N. 88° 08' 53" E, 658.77 FEET; THENCE S. 1° 26' 00" E, 661.19 FEET; THENCE S. 88° 00' 57" W, 658.78 FEET; THENCE N. 1° 26' 00" W, 662.71 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA, CONTAINING 10.01 ACRES, MORE OR LESS. SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE WEST 60.00 FEET THEREOF. ALSO; SUBJECT TO AN EXISTING EASEMENT FOR FLORIDA POWER CORP. DESCRIPTION: INGRESS AND EGRESS EASEMENT, AN INGRESS AND EGRESS EASEMENT IN THE S.W. 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL; COMMENCE AT THE NORTHWEST CORNER OF SAID S.W. 1/4 AND RUN N. 88° 08' 53" E, ALONG THE NORTH LINE THEREOF, 657.24 FEET FOR A POINT OF BEGINNING OF SAID INGRESS AND EGRESS EASEMENT; THENCE CONTINUE N. 88° 08' 53" E, ALONG SAID NORTH LINE 60.00 FEET; THENCE S. 1° 26' 00" EAST, 1294.70 FEET; THENCE N. 87° 53' 02" E, 598.43 FEET; THENCE N. 86° 29' 50" E, 687.80 FEET; THENCE S. 1° 26' 00" E, 798.72 FEET; THENCE S. 38° 34' 00" W, 60.00 FEET; THENCE N. 1° 26' 00" W, 736.52 FEET; THENCE S. 86° 29' 50" W, 625.59 FEET; THENCE S. 87° 53' 02" W, 599.15 FEET; THENCE S. 1° 26' 00" E, 732.57 FEET; THENCE S. 88° 34' 00" W, 60.00 FEET; THENCE N. 1° 26' 00" W, 2087.28 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

THE 60.00 FOOT ROAD EASEMENT FOR EGRESS AND INGRESS IS OWNED AND MAINTAINED BY THE ADJOINING LAND OWNERS.

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