

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE**  
**MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.**  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202012015123 Date: 09/16/2020 Time: 3:47PM  
Page 1 of 3 B: 1419 P: 1352, James M Swisher Jr. Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk

**WARRANTY DEED**

**THIS INDENTURE**, made this 15 day of September, 2020, between **LINDEN E. DOPLER** and his wife, **LORI A. DOPLER**, whose mailing address is 5653 SE County Road 245, Lake City, Florida 32025, parties of the first part, Grantors, and **AARON D.** and his wife, **LAUREN M. JENKINS**, whose mailing address is 749 SE Ebenezer Road, Lake City, Florida 32025, parties of the second part, Grantees,

**W I T N E S S E T H:**

That said Grantors, for and in consideration of Love and Affection and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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, 2019.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Marlin Feagle*  
Witness Signature  
MARLIN Feagle  
Print or type name

*Terri B. Brown*  
Witness Signature  
Terri B. Brown  
Print or type name

*Linden E. Dopler* (SEAL)  
LINDEN E. DOPLER

*Lori A. Dopler* (SEAL)  
LORI A. DOPLER

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 15 day of September, 2020, by **LINDEN E. DOPLER** and his  
wife, **LORI A. DOPLER**, who are personally known to me.

*Terri B. Brown*  
Notary Public, State of Florida



My Commission Expires: 8/30/2021

EXHIBIT "A"

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, RUN THENCE N.00°34'25"W., ALONG THE WEST LINE OF SECTION 25 A DISTANCE OF 1316.48 FEET; THENCE N.86°31'28"E., 89.05 FEET TO ON THE EAST RIGHT-OF-WAY OF SOUTHEAST COUNTY ROAD NO. 245 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.86°31'28"E., 2410.67 FEET; THENCE N.02°21'25"W., 272.05 FEET; THENCE S.86°31'28"W., 2398.53 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST COUNTY ROAD NO. 245, SAID POINT ALSO BEING A POINT ON A CURVE BEING CONCAVE TO THE WEST HAVING AN INCLUDED ANGLE OF 00°40'48" AND A RADIUS OF 22968.30 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALSO SAID RIGHT-OF-WAY LINE OF SOUTHEAST COUNTY ROAD NO. 245 AN ARC DISTANCE OF 272.56 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00°11'41"W., 272.56 FEET TO THE POINT OF BEGINNING.