

Inst: 201612013513 Date: 08/17/2016 Time: 1:38PM
Page 1 of 2 B: 1320 P: 1370, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BA
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

This Warranty Deed, Made this 16th day of August, 2016, by

Linda Gail Perry

Hereinafter called the Grantor, to Lorne Brent Raymer

whose post office address is 3439 NW Suwannee Valley Rd, Lake City, FL 32055

hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individual, and the successors and assigns of corporations, whenever the context so admits or applies.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 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, situated in Columbia County, State of Florida, viz

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 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, and hereby 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.

In Witness Whereof, the said Grantor has signed and sealed these presents to day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia S. King

(Witness signature to the Grantor)

Patricia S. King

(Printed Name)

Joseph Kincaid

(Witness signature of Grantor)

Joseph Kincaid

STATE OF Florida

COUNTY OF Columbia

Linda Perry

(Grantor Signature)

Linda Perry

(Printer Name)

3439 NW Suwannee Valley Rd
Lake City, FL 32055

(Post Office Address)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared

Known to me to be the person _____ described in and who executed the foregoing instrument, who acknowledged before me that _____

Executed the same, and an oath was not taken. (Check one) _____ Said person (s) is/are personally known to me. ☒ Said person (s) provided the following type of identification Driver License



STEPHANIE JOLLEY
Notary Public, State of Florida
My Comm. Expires Aug. 12, 2019
Commission No. FF 908744

Witness my hand and official seal in the County and State last foresaid this 16 day of August, A.D. 2016

Stephanie Jolley

Notary Signature

Stephanie Jolley

Printed Name

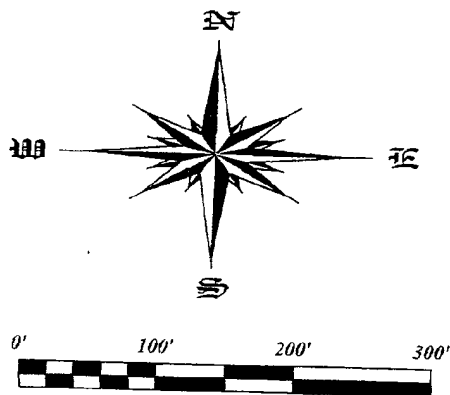
Exhibit A

BOUNDARY SURVEY OF: 1 PART OF LOT 18, SPRINGVILLE ACRES SUBDIVISION IN SECTION 19, TOWNSHIP 2 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

THE NORTH 167.45 FEET OF LOT 18, SPRINGVILLE ACRES, AS RECORDED IN PLAT BOOK 5,
PAGE 76 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY.

TOGETHER WITH A 30 FOOT EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS
DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 18; THENCE
N 0° 25' 13" W ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 503.21 FEET;
THENCE N 88° 36' 54" E 30.00 FEET; THENCE S 0° 25' 13" E 503.21 FEET TO THE NORTH
RIGHT OF WAY LINE OF SUWANNEE VALLEY ROAD; THENCE S 88° 36' 54" W ALONG
SAID RIGHT OF WAY LINE 30.00 FEET TO THE POINT OF BEGINNING.



NOTES:

1. BEARINGS BASED ON A BEARING OF S 88° 36' 54" W ON THE NORTH RIGHT OF WAY LINE OF SUWANNEE VALLEY ROAD.
2. SURVEY BASED ON FOUND AND ACCEPTED MONUMENTATION AND WITHOUT BENEFIT OF TITLE SEARCH.
3. THERE MAY BE EASEMENTS RECORDED IN THE OFFICIAL RECORDS OF THIS COUNTY THAT ARE NOT SHOWN ON THIS SURVEY.
4. CLOSURE EXCEEDS 1: 10,000

CERTIFICATION:

I HEREBY CERTIFY BY MY SIGNATURE BELOW, THAT THIS DRAWING IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY
SUPERVISION AND THAT SAID SURVEY COMPLIES WITH THE DEPARTMENT OF
PROFESSIONAL REGULATION - BOARD OF LAND SURVEYOR'S "MINIMUM
TECHNICAL STANDARDS FOR LAND SURVEYING", AS DEFINED IN CHAPTER
5J - 17.050 THRU 17.052 F. A. C.

21-1-1

ADP