

Prepared by and return to:

Terri Moody
Dixie Title Services, LLC
167 Northeast 351 Highway
Cross City, FL 32628
(352) 494-9862
File No DTS200124

Consideration: \$38,000.00

Parcel Identification No 30-6S-16-03999-004

(Space Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 3rd day of March, 2020 between **John Rohe, a married man conveying non-homestead property and H. Michael Spurlock and Christine Spurlock, husband and wife**, whose post office address is **729 Frank Martin Road, Shelbyville, TN 37160**, of the County of Bedford, State of Tennessee, Grantors, to **Robert Weigel**, whose post office address is **959 SW Roberts Avenue, Ft. White, FL 32038**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by 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, Florida, to-wit:

A part of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 6 South, Range 16 East, more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 30 and run South 02 degrees 08 minutes 05 seconds East along the East line of said Northwest 1/4 a distance of 2203.86 feet to the Point of Beginning; thence continue South 02 degrees 08 minutes 05 seconds East 209.88 feet; thence run South 88 degrees 14 minutes 19 seconds West 1289.99 feet to the East right of right of a county graded road; thence run North 01 degree 45 minutes 44 seconds West along said East right of way line 211.19 feet; thence run North 88 degrees 17 minutes 48 seconds East 1288.63 feet to the Point of Beginning.

All being and lying in Columbia County, Florida.

SEE Exhibit "A"

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

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS SIGNATURE

Sam Lynch jr

WITNESS PRINTED NAME


WITNESS SIGNATURE

Tamara Hren


WITNESS PRINTED NAME


H. Michael Spurlock


Christine Spurlock

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of () physical presence or ☒ online notarization this 3rd day of March, 2020, by H. Michael Spurlock and Christine Spurlock.

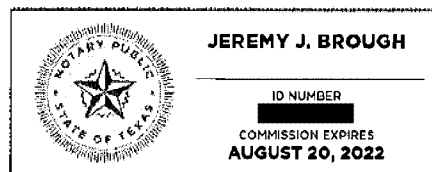

Signature of Notary Public
Print, Type/Stamp Name of Notary Jeremy J Brough

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: TN Driver License

Notarized online using audio-video communication



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS SIGNATURE

Lisa Hayes
WITNESS PRINTED NAME

[Signature]
John Rohe

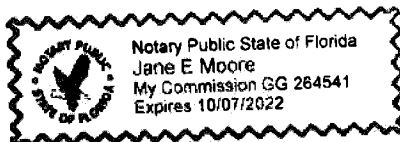
[Signature]
WITNESS SIGNATURE

Jane E Moore
WITNESS PRINTED NAME

STATE OF FLORIDA
COUNTY OF Gilchrist

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 15th day of February, 2020, by John Rohe.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: ☒ _____

Type of Identification

Produced: FL DL R0200-473-63-138-0

SURVEYOR'S AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

BEFORE ME, the undersigned authority, personally appeared **DARRELL COPELAND**, (herein "**Affiant**"), having an address of 7910 180th Street, McAlpin, FL 32062, first being duly sworn, on oath, deposes and says:

1. The undersigned affiant is a Professional Land Surveyor duly authorized to provide surveying services in the State of Florida. Florida Certificate Number 4529, and in that capacity has reviewed documents relating to a Parcel of land lying in Columbia County, Florida, Tax Id No.30-6S-16-03999-004 Subject property (herein the "**Property**").

2. Affiant has reviewed the description of the property as recorded in Official Records Book 1098, Pages 426, 427 and 428 and has determined the the subject description contains a scrivener's error. The call to the Point of Beginning of 2230.86 feet should be 2203.86 feet. The subject distance is correct in previous documents. The description in Official Records Book 1028, Page 2972 and Book 961, Page 1534.

3. The purpose of this affidavit is to correct the error in the description as contained in that certain Deed recorded in Official Records Book 1098, Pages 426, 427 and 428, wherein, said description has an incorrect distance call.

4. Affiant further states that he is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit, and understand its contents.



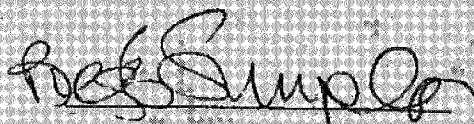
DARRELL COPELAND

Sworn to and subscribed before me this 4th day of March, 2020, by **DARRELL COPELAND**. He is personally known to me or produced _____ as identification and took an oath.

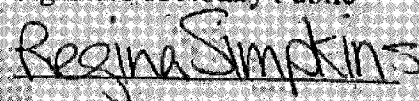


REGINA SIMPKINS
MY COMMISSION # GG059915
EXPIRES January 04, 2021

(SEAL)



Signature of Notary Public



Name of Notary Public