

This Instrument Prepared by & return to:
Name: PHILLIP ANTHONY HUMPHREYS
Address: 230 SW ELIZABETH CT
LAKE CITY, FLORIDA 32025

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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1269 P: 625

Parcel I.D. #: 08504-000

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THIS WARRANTY DEED Made the 30TH day of JANUARY, A.D. 2014, by PHILLIP ANTHONY HUMPHREYS, A SINGLE PERSON and JOHN J. ALBRITTON, A SINGLE PERSON, hereinafter called the grantor, to PHILLIP ANTHONY HUMPHREYS, A SINGLE PERSON, whose post office address is 230 SW ELIZABETH CT., LAKE CITY, FLORIDA 32025, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida, viz:**

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 19: COMMENCE AT THE NORTHWEST CORNER OF THE NE ¼ OF THE NW ¼ AND RUN S 0°50'00" E, 501.77 FEET FOR A POINT OF BEGINNING; THENCE N 84°03'20" E, 144.06 FEET; THENCE S 5°53'00" E, 190.0 FEET; THENCE S 88°47'00" W, 160.22 FEET; THENCE N 0°50'00" W, 177.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 25.0 FEET WIDE IN THE NE ¼ OF NW ¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 17 EAST, WHOSE WESTERN BOUNDARY IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SAID NE ¼ OF NW ¼ AND RUN N 0°50'00" W ALONG THE WEST LINE THEREOF, 490.93 FEET; THENCE N 88°47'00" E, 170.20 FEET FOR A POINT OF BEGINNING AND THE WESTERN BOUNDARY OF SAID EASEMENT; THENCE N 5°53'00" W, 340.0 FEET TO THE END OF SAID EASEMENT.

TOGETHER WITH 1985 CHAD DOUBLE WIDE MOBILE HOME, IDE GAFL2BF06059431 & GAFL2AF06059431 SITUATED THEREON.

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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully 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, 2012.

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

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Patricia Lang

Printed Name

Brenda Styons
Witness Signature
Brenda Styons

Printed Name

Phillip Anthony Humphreys L.S.
PHILLIP ANTHONY HUMPHREYS

Address:

230 SW ELIZABETH COURT, LAKE CITY,
FLORIDA 32024

John J. Albritton L.S.
JOHN J. ALBRITTON

Address:

230 SW ELIZABETH COURT, LAKE CITY,
FLORIDA 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30st day of January, 2014, by PHILLIP ANTHONY HUMPHRIES AND JOHN J. ALLBRITTON, who are known to me or who have produced *Driver's License* as identification.

Patricia Lang
Notary Public
My commission expires *12-14-14*

