

Prepared by:
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 201712014426 Date: 08/01/2017 Time: 11:52AM
Page 1 of 2 B: 1341 P: 2041, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 1073.10

ATT# 4-7766

Warranty Deed
Individual to Individual

THIS WARRANTY DEED made the 31st day of July, 2017, Steven H. Nail, A Single Person, hereinafter called the grantor, to Steven Lee and Ashley Lucas, as Joint Tenants with Right of Survivorship, whose post office address is: 118 NW Langford Ct., Lake City, FL 32055 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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 situate in COLUMBIA County, Florida.

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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; that the grantor 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, 2016.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:
Wendus E. Shree
Printed Name:

Witness:
Brandi Lynn Lee
Printed Name:

Steven H. Nail
Steven H. Nail

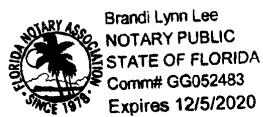
STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 31st day of July, 2017 by STEVEN H. NAIL personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

Brandi Lynn Lee
Notary Public

(Notary Seal)



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Exhibit "A"

Commence at the Southwest corner of the Northwest 1/4 of Section 35, Township 2 South, Range 16 East, Columbia County, Florida and run North 89°36'09" East along the South line of the Northwest 1/4 of Section 35 a distance of 304.59 feet to a point on the Northeast right-of-way line of the Georgia Southern and Florida Railroad and the Point of Beginning; thence North 31°32'00" West along said Northeast right-of-way line a distance of 613.13 feet; thence South 76°21'46" East a distance of 688.73 feet; thence South 17°33'04" East a distance of 374.44 feet to a point on the South line of the Northwest 1/4 of Section 35; thence South 89°36'09" West along said South line of the Northwest 1/4 of Section 35 a distance of 461.57 feet to the Point of Beginning.