

Prepared by & Return to:
Matthew D. Rocco
Sierra Title, LLC
419 SW SR 247, Suite 109
Lake City, Florida 32025

File Number: 11-0745

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DC, P. DeWitt Cason, Columbia County Page 1 of 3 B: 1228 P: 2545

General Warranty Deed

Made this January 27, 2012 A.D. By **Dolores Riggs, a single woman**, whose post office address is: 6403 Reef Circle, Tampa, FL 33625-3974, hereinafter called the grantor, to **Robert M. Wilder and Karen L. Seefeldt, husband and wife**, whose post office address is: 3204 W. Coachman Avenue, Tampa, FL 33611, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

See Attached Schedule "A"

Parcel ID Number: **126S16-03816-117**

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; 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, 2011.

See Page 2 for Signatures/Notary

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WARRANTY DEED
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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:

Marie Striano

Witness Printed Name

Marie Striano

Julie Conner

Witness Printed Name

Julie Conner

Dolores Riggs (Seal)
Dolores Riggs

Address: 6403 Reef Circle, Tampa, FL 33625-3974

(Seal)

Address:

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 20 day of January, 2012, by Dolores Riggs, who is personally known to me or who has produced FI DL as identification.



Marie Striano
Notary Public
Print Name: Marie Striano

My Commission
Expires: September 21, 2014

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"Schedule A"

Tract 17:

Commence at the Northeast corner of the W 1/2 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence S 00 deg. 35'40" E along the East boundary of said W 1/2 of Section 12 a distance of 1328.72 feet to the Northeast corner of the SE 1/4 of NW 1/4 of said Section 12; thence run S 88 deg. 35'18" W along the North line of SE 1/4 of NW 1/4, 1322.25 feet to the Northeast corner of SW 1/4 of NW 1/4; thence continue S 88 deg. 35'18" W along the North line of SW 1/4 of NW 1/4 a distance of 192.16 feet to the Point of Beginning; thence S 00 deg. 42'23" E 1331.54 feet to the South line of SW 1/4 of NW 1/4; thence run S 88 deg. 28'47" W a distance of 327.42 feet to a concrete monument; thence run N 00 deg. 42'23" W 1332.16 feet to the center line of a 60 foot wide ingress-egress easement, also the North line of SW 1/4 of NW 1/4; thence run N 88 deg. 35'18" E along said North and along center line of said Easement 327.41 feet to the Point of Beginning.

Subject to reservation of a perpetual non-exclusive ingress-egress easement over and across the foregoing described property:

Together with a 60 foot wide perpetual non-exclusive ingress-egress easement over and across the following described lands:

The South 30 feet of the NE 1/4 of NE 1/4 of Section 11, Township 6 South, Range 16 East as lies East of Old Wire Road, and the North 30 feet of the SE 1/4 of NE 1/4 of Said Section 11 as lies East of Old Wire Road; and over and across the South 30 feet of the N 1/2 of NW 1/4 of Section 12, Township 6 South, Range 16 East, Less and Except the East 1186.20 feet thereof; and over and across the North 30 feet of S 1/2 of NW 1/4, Less and Except the East 1186.20 feet thereof.