

WARRANTY DEED

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

This document prepared by and to be returned to:

Gary D. Grunder
Grunder & Petteway, P. A.
23349 NW CR 236, Suite 10
High Springs, Florida, 32643

Tax Parcel Number:
R10057-001

Inst:200712018715 Date:8/17/2007 Time:10:41 AM
Doc Stamp-Deed:2380.00
DC, P. DeWitt Cason, Columbia County Page 1 of 2

THIS INDENTURE made August 15, 2007,

BETWEEN Jerry Heflin and Mary Jo Heflin, husband and wife, whose post office address is 805 SW Heflin Avenue, Ft White, Florida, 32038, herein called Grantor, and

Catherine A. Cote and Jeffrey M. Cote, husband and wife, whose post office address is 1917 Fabien Circle, Melbourne, Florida, 32940-6782, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor 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 the county(ies) of Columbia state of Florida, to wit:

A parcel of land lying and being in Section 29, Township 7 South, Range 17 East, Columbia County, Florida, said parcel of land being more particularly described as follows:

For a point of reference, Commence at the Southwest corner of said Section 29, Township 7 South, Range 17 East; thence run North 89 deg. 10 min. 35 sec. East, on the South line of said Section 29, a distance of 1593.58 feet; thence departing said South line, run North 01 deg. 04 min. 22 sec. West, a distance of 84.89 feet to a concrete monument (PLS 1772), said concrete monument lying and being on the Easterly right-of-way line of a County Road (SW Heflin Avenue) and being the point of a curvature of a curve concave Northeasterly, said curve having a radius of 25.00 feet, a central angle of 89 deg. 45 min. 03 sec., and a chord bearing and distance of South 45 deg. 56 min. 53 sec. East, 35.28 feet respectively; thence run Southeasterly, on said right-of-way line and with said curve, an arc distance of 39.16 feet to a concrete monument (No identification) and the point of tangency of said curve, said concrete monument lying on the Northerly right-of-way line of 60 foot County Road (SW Mapleton Street); thence run North 89 deg. 10 min. 35 sec. East, on said Northerly right-of-way line, parallel with and 60.00 feet North of the aforementioned South line of said Section 29, a distance of 149.86 feet to a concrete monument (PLS 1772); thence run North 39 deg. 07 min. 47 sec. East on the Northwestern right-of-way line of said County Road, a distance of 537.40 feet to a concrete monument (PLS 1772), said concrete monument lying and being on the Southwesterly right-of-way line of the Seaboard Coastline Railroad; thence departing said Northwestern right-of-way line, run North 53 deg. 11 min. 18 sec. West, on said Southwesterly right-of-way-line, a distance of 405.41 feet to a 5/8" iron rod and cap (LB 6578) and the point of beginning; thence continue North 53 deg. 11 min. 18 sec. West on said Southwesterly right-of-way line, a distance of 394.12 feet to a concrete monument (No identification), said concrete monument being the point of change from tangent to a spiral curve, said spiral curve being concave Northeasterly, having a spiral angle of 60 deg. 00 min. 00 sec., a spiral length of 420.97 feet, and a chord bearing and distance of North 51 deg. 13 min. 25 sec. West, 420.77 feet respectively; thence run Northwesternly, on said right-of-way line and with said spiral, an arc length of 420.97 feet to a concrete monument (No identification), said concrete monument being the point of change from said spiral curve to a circular curve, said circular curve being concave Northeasterly, having a radius of 2009.86 feet, a central angle of 00 deg. 03 min. 41 sec., and a chord bearing and distance of North 47 deg. 08 min. 11 sec. West, 2.15 feet respectively; thence run Northwesternly, on said right-of-way line and with said curve, an arc distance of 2.15 feet to a 3/4" iron pipe (No identification); thence departing said right-of-way line, run South 41 deg. 04 min. 01 sec. West, a distance of 585.62 feet to a concrete monument (PLS 1772), said concrete monument lying and being on the Northeasterly right-of-way line of a County road, thence run South 52 deg. 43 min. 24 sec. East, on said right-of-way line, a distance of 303.66 feet to a concrete monument (No identification), said concrete monument being the point of a curvature of a curve concave Northeasterly, said curve having a radius of 250.00 feet, a central angle of 10 deg. 48 min. 54 sec., and a chord bearing and distance of South 58 deg. 07 min. 51 sec. East, 47.12 feet respectively; thence run Southeasterly, on said right-of-way line and with said curve, an arc distance of 47.19 feet to a concrete monument, said concrete monument being the point of tangency of said curve; thence run South 63 deg. 32 min. 18 sec. East, on said right-of-way line, a distance of 499.65 feet to a

5/8" iron rod and cap (LB 6578); thence departing said right-of-way line, run North 38 deg. 58 min. 49 sec. East, a distance of 478.34 feet to the point of beginning. *KMC*

RESTRICTIVE COVENANT

There shall be no structure constructed within 100 feet of the Southeasterly boundary line (bearing North 38 deg. 58 min. 49 sec. East) of the property.

This shall not prohibit fencing of conventional height and style commonly used in Santa Fe River Plantations.

This covenant shall run with the land for a term of 30 years.

This covenant shall be enforceable only by grantor through an action brought in court for damage and/or injunctive relief.

In the event of an action to enforce this covenant, the prevailing party shall be entitled to recover costs of bringing the action and attorney's fees at the trial and appellate levels.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Martha Barnes
Witness: Print Name MARTHA BARNES *Jerry Paul Heflin*
Jerry Paul Heflin

Gary D. Grunder
Witness: Print Name Gary D. Grunder

Martha Barnes
Witness: Print Name MARTHA BARNES *Mary Jo Heflin*
Mary Jo Heflin

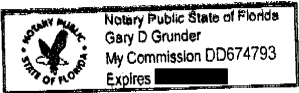
Gary D. Grunder
Witness: Print Name Gary D. Grunder

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 15 day of AUG., 2007 by Jerry Paul Heflin and Mary Jo Heflin who

- () are personally known to me
- (☒) who have produced a valid Florida driver's license as identification
- () who produced _____ as identification

Gary D. Grunder
Notary Public at Large, State of Florida



(SEAL)
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