

Sale Price: 120000.-
Recording: 35.50
Doc. Stamp: 840.-

Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #21-124

Inst: 202112012994 Date: 06/30/2021 Time: 10:48AM
Page 1 of 4 B: 1441 P: 713, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 840.00

Tax Parcel #: R00350-007

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of June, 2021, between **Tami Gray**, whose post office address is 19935 S. W. County Road 237, Brooker, FL 32622, grantor, and **Dominique Marie Patterson, Cheryl A. Patterson and Frederick D. Patterson, husband and wife, as Joint Tenants with Right of Survivorship**, whose post office address is 346 S. W. Gallant Lane, Lake City, FL 32024, grantees:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, 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 County, Florida to-wit:

THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 12 AND RUN THENCE N. 00 DEGREES 50' 27" W., ALONG THE WEST RIGHT OF WAY LINE OF JAFUS ALLEN ROAD, BEING ALSO THE EAST LINE OF HOWARD ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 631.38 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID HOWARD ACRES, AND TO THE POINT OF BEGINNING; THENCE S. 88 DEGREES 46' 39" W., ALONG THE NORTH LINE OF SAID LOT 3, 695.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S. 00 DEGREES 50' 27" E., ALONG THE WEST LINE OF SAID HOWARD ACRES, 631.72 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4; THENCE WEST ALONG SAID SOUTH LINE, 630.03 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE N. 00 DEGREES 41' 34" W., ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW

1/4, 662.04 FEET; THENCE N. 88 DEGREES 46' 39" E., 1323.39 FEET TO SAID WEST RIGHT OF WAY LINE OF JAFUS ALLEN ROAD; THENCE S. 00 DEGREES 50' 27" E., ALONG SAID WEST RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING.

THE NORTH 30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

EASEMENT FOR INGRESS AND EGRESS:

AN EASEMENT FOR INGRESS AND EGRESS 60 FEET IN WIDTH, BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N. 00 DEGREES 50' 27" W., ALONG THE WEST RIGHT OF WAY LINE OF JAFUS ALLEN ROAD. BEING ALSO THE EAST LINE OF HOWARD ACRES, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 38 AND 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING; THENCE S. 88 DEGREES 46' 39" W., 1323.39 FEET TO THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 AND THE POINT OF TERMINATION.

THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 12 AND RUN THENCE N. 00 DEGREES 50' 27" W., ALONG THE WEST RIGHT OF WAY LINE OF JAFUS ALLEN ROAD, BEING ALSO THE EAST LINE OF HOWARD ACRES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 631.38 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID HOWARD ACRES, AND TO THE POINT OF BEGINNING; THENCE S. 88 DEGREES 46' 39" W., ALONG THE NORTH LINE OF SAID LOT 3, 695.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S. 00 DEGREES 50' 27" E., ALONG THE WEST LINE OF SAID HOWARD ACRES, 631.72 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF THE SW 1/4; THENCE WEST ALONG SAID SOUTH LINE, 630.03 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE N. 00 DEGREES 41' 34" W., ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, 662.04 FEET; THENCE N. 88 DEGREES 46' 39" E., 1323.39 FEET TO SAID WEST RIGHT OF WAY LINE OF JAFUS ALLEN ROAD; THENCE S. 00 DEGREES 50' 27" E., ALONG SAID WEST RIGHT OF WAY LINE, 33.00 FEET TO THE POINT OF BEGINNING.

THE NORTH 30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

EASEMENT FOR INGRESS AND EGRESS:

AN EASEMENT FOR INGRESS AND EGRESS 60 FEET IN WIDTH, BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N. 00 DEGREES 50' 27" W., ALONG THE WEST RIGHT OF WAY LINE OF JAFUS ALLEN ROAD. BEING ALSO THE EAST LINE OF HOWARD ACRES, A SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 38 AND 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING; THENCE S. 88 DEGREES 46' 39" W., 1323.39 FEET TO THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 AND THE POINT OF TERMINATION.

THE LAND DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR, OR HER SPOUSE, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT THE GRANTOR IS RESPONSIBLE, RESIDE ON OR ADJACENT TO SAID LAND.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year **2021** and all subsequent years.

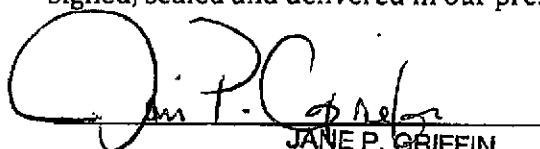
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

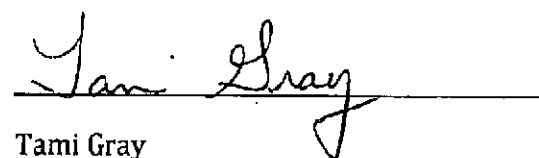
And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

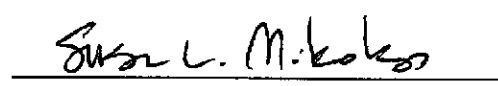
Signed, sealed and delivered in our presence:



JANE P. GRIFFIN
Witness Name: _____



Tami Gray



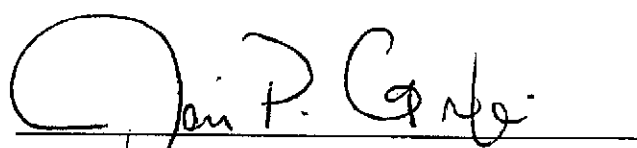
Susan L. Mikolaitis
Witness Name: _____

State of Florida

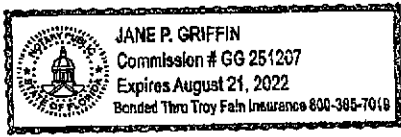
County of Alachua

The foregoing instrument was acknowledged before me by physical presence this 18th day of June, 2021, by **Tami Gray**, who ☐ is personally known or ☒ has produced a Florida driver's license as identification.

[Notary Seal]



Notary Public, State of Florida



Printed Name: JANE P. GRIFFIN