

#46

Prepared by and return to:

Crystal Curran
 Alachua Title Services, LLC
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 Alachua, FL 32615
 (386) 418-8183
 File No 19-183
 Parcel Identification No 18-6S-17-09696-111

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 27th day of August, 2019 between **Charlie Pepin and Anita Pepin, husband and wife**, whose post office address is **6528 SW 108th Street, Bellview, FL 34420**, of the County of Marion, State of Florida, Grantors, to **Randy L. Shuman and Victoria L. Shuman, husband and wife**, whose post office address is **2704 Stone House Road, Coldwell, WV 24925**, of the County of Greenbrier, State of West Virginia, Grantees:

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 said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Tustenuggee Plantations Unit I

Parcel 11

A part of Section 18, Township 6 South, Range 17 East, Columbia County, Florida; Being more particularly described as follows:

Commence at a railroad spike at the Northeast corner of said Section 18 and run thence S.89°49'17"W., along the north boundary thereof, 1300.56 feet, thence S.00°27'15"E., 662.15 feet to the Point of Beginning; thence continue S.00°27'15"E., 662.15 feet, thence S.89°49'17"W., 657.94 feet, thence N.00°27'15"W., 662.15 feet thence N.89°49'17"E., 657.94 feet to P.O.B.; Subject to an easement along the east and south boundary.

Together with:

Tustenuggee Plantations Unit I

60 foot ingress/egress easement:

A strip of land 60 feet wide lying 30 feet each side of the following described centerline:

Commence at a railroad spike at the Northeast corner of Section 18, Township 6 South, Range 17 East, Columbia County, Florida and run thence S.00°51'43"E., along the east line of said Section and along the centerline of Tustenuggee Avenue, 00°00'00" feet, thence S.89°08'17"W., 40.00 feet to the west right-of-way line of Tustenuggee Avenue and the POINT OF BEGINNING of said centerline, thence continue S.89°08'17"W., 612.00 feet, thence S.89°49'17"W., 657.94 feet to reference point "A", thence continue S.89°49'17"W., 1315.88 feet to reference point "B", thence continue S.89°49'17"W., 1315.88 feet to reference point "C", thence continue S.89°49'17"W., 657.94 feet to the Point of Termination. Also, begin at reference point "A" and run N.00°27'15"W., 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the Point of Termination. Also, begin at reference point "A" and run S.00°27'15"E., 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the point of termination. Also, begin at reference point "B" and run N.00°27'15"W., 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the point of termination. Also, begin at reference point "B" and run S.00°27'15"E., 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the Point of Termination. Also, begin at reference point "C" and run N.00°27'15"W., 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the Point of Termination. Also, begin at reference point "C" and run S.00°27'15"E., 662.15 feet to the center of a cul-de-sac having a radius of 50 feet and the Point of Termination.

Warranty Deed