

Prepared by and return to:
Frontier Title Group, LLC
426 SW Commerce Dr.
Suite 145
Lake City, FL 32025
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.
Folio Number(s): 21-5S-17-09308-055
File No.: RS2017-1561

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made effective the 19th day of April, 2017 by **Brandy D. Davis, a Single Woman**, whose post office address is 3534 Tula Dr, Jacksonville, FL 32277 hereinafter called the Grantor, to **Cecilio Garcia, a Single Man**, whose post office address is PO Box 2762, High Springs, FL 32655 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 corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and 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 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; and hereby 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 as mentioned above.

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

Signed, sealed and delivered in the presence of:

D. J. Donora Jesse
Witness

Brandy D. Davis
Brandy D. Davis

BOB Brannen Lutz
Witness

STATE OF: FLORIDA
COUNTY OF: Duval

The foregoing instrument was acknowledged before me this ^{19th} ~~18th~~ day of April, 2017 by Brandy D. Davis who is personally known to me or has produced FL Driver's License as identification and who did not take an oath.

Angelica Jade Eliam
Notary Public

Angelica Jade Eliam
Printed Notary Name

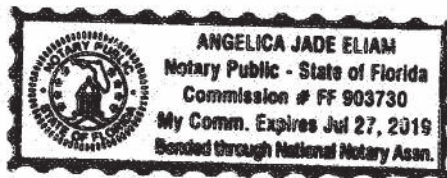


EXHIBIT "A"

A PART OF THE NE 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 17 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID NE 1/4 AND RUN S.01 DEG 16'20"E, 943.91 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE #75; THENCE S. 01 DEG 55'55"E., ALONG SAID RIGHT-OF-WAY 495.06 FEET; THENCE N. 88 DEG 12'24"E., 496.94 FEET FOR A POINT OF BEGINNING; THENCE N. 01 DEG 10'25" W., 375.95 FEET; THENCE N. 89 DEG 43'56"E., 633.40 FEET; THENCE S. 01 DEG 10'25" E., 171.73 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 194.41 FEET, AN INCLUDED ANGLE OF 52 DEG 12'30"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 177.15 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID REVERSE CURVE WHOSE RADIUS IS 218.11 FEET, THROUGH AN INCLUDED ANGLE OF 11 DEG 28'34" FOR AN ARC DISTANCE OF 51.30 FEET; THENCE S. 88 DEG 12'24" W., 745.77 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA. SUBJECT TO AN EASEMENT OVER AND ACROSS THE EASTERLY 30.0 FEET THEREOF.

TOGETHER WITH A 60.0 FOOT INGRESS AND EGRESS LYING 30.0 FEET RIGHT AND 30.0 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE RADIUS POINT OF THE CUL-DE-SAC AT THE SOUTH END OF CHURCHILL ROAD AS SHOWN ON THE PLAT OF "ENGLISH ACRES" AS RECORDED IN PLAT BOOK 4 PAGE 24 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S. 88 DEG 43'13" W., ON A PERPENDICULAR TO SAID CENTERLINE, 20.0 FEET FOR A POINT OF BEGINNING OF SAID ACCESS; SAID POINT BEING THE POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.0 FEET, AN INCLUDED ANGLE OF 74 DEG 59'43"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 301.05 FEET TO A POINT OF REVERSE CURVE WHOSE RADIUS IS 230.0 FEET. AN INCLUDED ANGLE OF 7 DEG 53'21"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 300.62 FEET; THENCE S. 01 DEG 10'25"E., 317.10 FEET TO AN INTERSECTION OF CENTERLINE HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE S. 01 DEG 10'25"E., ALONG SAID CENTERLINE, 560.90 FEET TO A POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 194.41 FEET, AN INCLUDED ANGLE OF 52 DEG 12'30"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 117.15 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 218.11 FEET, AN INCLUDED ANGLE OF 43 DEG 37'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 166.08 FEET; THENCE S. 09 DEG 45'15"E., 123.50 FEET; THENCE S. 04 DEG 07'02" W., 466.25 FEET; THENCE S. 05 DEG 53'00" E., 286.42 FEET TO THE END OF SAID CENTERLINE AND THE TERMINATION OF SAID ACCESS. SAID POINT BEING THE RADIUS PART OF A 50.0 FOOT CUL-DE-SAC.

ALSO: BEGIN AT POINT "A" AS AFOREMENTIONED AND RUN S. 88 DEG 12'24" W., 685.0 FEET TO THE RADIUS POINT OF A 50.0 FOOT RADIUS CUL-DE-SAC TO THE POINT OF TERMINATION OF THIS CENTERLINE. '

INCLUDED HERewith IS THE AREA WITHIN THE TWO CUL-DE-SACS AS DESCRIBED.

NB: IN ADDITION TO THE POWER EASEMENT WHERE POWER LINES RUN ON THE PROPERTY, AN EASEMENT FOR DRAINAGE AND UTILITIES IS RESERVED OVER A 20.0 FOOT WIDE STRIP ADJACENT TO ANY ROADWAY AND OVER A 10.0 WIDE STRIP ALONG ALL OTHER LOT LINES.