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09/02/2020

REC. 27.00
DOC. 235.00
INT. 0
INDEX 0
CONSIDERATION 29.00

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

Inst: 202012014778 Date: 09/09/2020 Time: 9:18AM
Page 1 of 3 B: 1419 P: 244, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp Deed: 350.00

WARRANTY DEED

THIS WARRANTY DEED made this 8th day of September, 2020, by ALVIN LEONARD DICKS and JANICE M. DICKS, husband and wife, whose mailing address is Post Office Box 75, Lake City, Florida 32056-0075, hereinafter called the Grantor, to NATALIA and GREGORY SCOTT, wife and husband, whose mailing address is 100 SW Signal Court, Fort White, Florida 32038, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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:

Lot 47

Commence at the Southwest corner of the N 1/2 of the SW 1/4, Section 15, Township 7 South, Range 16 East, Columbia County, Florida and run thence N 00°44'30" W along the West line of said Section 15, 661.55 feet to the Southwest corner of said lot and to the POINT OF BEGINNING; thence continue N 00°44'30" W along said West line, 661.55 feet; thence N 89°03'48" E, 659.08 feet; thence S 00°44'30" E, 661.74 feet; thence S 89°04'47" W, 659.08 feet to the POINT OF BEGINNING.

The East 30 feet and the North 30 feet of said lands being subject to an easement for ingress and egress.

TOGETHER WITH an easement for ingress and egress over and across the following described property:

A strip of land 60 feet in width being 30 feet each side of a centerline described as follows:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4, Section 15, Township 7 South, Range 16 East, Columbia County, Florida and run thence S 89°03'48" W, 20.45 feet to the West line of Fry Road and to the POINT OF BEGINNING; thence continue S 89°03'48" W, 1976.52 feet to Reference Point "A"; thence continue S 89°03'48" W 1317.40 feet to reference Point "B"; thence continue S 89°03'48" W, 659.08 feet to the Point of Termination. Also begin at reference Point "A" and run thence N 00°47'23" W, 1324.16 feet; thence N 00°12'04" E, 662.25 feet; thence N 00°47'23" W, 40.00 Feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "A" and run thence S 00°47'23" E, 702.12 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at Reference Point "B" and run thence N 00°44'30" W, 1323.37 feet; thence N 00°30'31" W, 701.80 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination. Also begin at a Reference Point "B" and run thence S 00°44'30" E, 701.74 feet to the center point of a cul-de-sac having a radius of 50 feet and to the Point of Termination.

Parcel Number: 15-7S-16-04226-147

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

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, 2019.

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

Signed, sealed and delivered
in the presence of:

Bonnie S. Green
Witness
BONNIE S. GREEN

(Print/type name)

Delores B. Brannen
Witness
Delores B. Brannen

(Print/type name)

Alvin Leonard Dicks (SEAL)
ALVIN LEONARD DICKS

Janice M. Dicks (SEAL)
JANICE M. DICKS

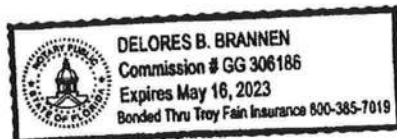
STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of September, 2020, by ALVIN LEONARD DICKS and JANICE M. DICKS, husband and wife, who are personally known to me.

Delores B. Brannen
Notary Public, State of Florida
Delores B. Brannen

(NOTARIAL
SEAL)



My commission expires: