

This Instrument Prepared by & return to:

Name: EARL PEELER  
Address: P.O. 2238  
LAKE CITY, FL. 32056

Inst:2006020270 Date:08/25/2006 Time:10:34

Doc Stamp-Deed : 0.70

DC, P. DeWitt Cason, Columbia County B:1093 P:2628

Parcel I.D. #: 02697-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 24<sup>TH</sup> day of AUGUST, A.D. 2006, by JUSTIN PEELER, A MARRIED MAN, hereinafter called the grantor, to EARL PEELER, A MARRIED MAN and JUSTIN PEELER, A MARRIED MAN, whose post office address is P.O. BOX 2238 LAKE CITY, FL. 32056, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of FLORIDA, viz:

BEGIN AT THE NORTHWEST CORNER OF THE SW1/4 OF THE SE1/4 OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE S02°02'12" E, ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 724.82 FEET; THENCE N88°23'27" E, 208.73 FEET; THENCE S02°02'12" E, 208.73 FEET TO A POINT ON THE NORTH LINE OF A 60 FOOT WIDE RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 203 PAGE 335 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N88°23'27" E, ALONG SAID NORTH LINE, 316.40 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 341 SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2,904.79 FEET AND A TOTAL CENTRAL ANGLE OF 23°54'20"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 19.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (THIS PORTION OF THIS CURVE IS SUBTENDED BY A CHORD BEARING OF N28°34'42" E, AND A CHORD DISTANCE OF 19.51 FEET); THENCE N 28°46'15" E, STILL ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 231.80 FEET; THENCE N61°13'45" W, 232.41 FEET; THENCE N28°46'15" E, 232.41 FEET; THENCE S61°13'45" E, 232.41 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE N28°46'15" E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 602.78 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 OF THE SE1/4; THENCE S88°11'18" W, ALONG SAID NORTH LINE, 1081.53 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

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

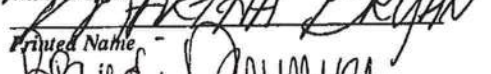
To Have and to Hold the same in fee simple forever.

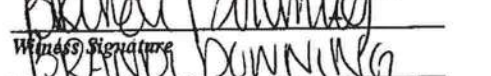
And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

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:

  
Witness Signature

  
Printed Name - BRANDI DUNNING

  
Witness Signature

  
L.S.  
JUSTIN PEELER  
Address:  
1258 SW SISTER WELCOME ROAD  
LAKE CITY, FL. 32025

*Printed Name*

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 24<sup>TH</sup> day of AUGUST, 2006, by JUSTIN  
PEELER, who is known to me or who has produced \_\_\_\_\_ as identification.



**Martha Bryan**  
Commission # DD232534  
Expires August 10, 2007  
Bonded Troy Pain - Insurance, Inc. 800-385-7019

*Martha Bryan*  
\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

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