

see pg 243

This Instrument Prepared by & return to:  
Name: Joyce Kirpach, an employee of  
Address: TITLE OFFICES, LLC  
1089 SW MAIN BLVD.  
LAKE CITY, FLORIDA 32025

Parcel I.D. #: 04149-414,415,416; 04149-530;  
04Y-07104JK

Inst: 2004021669 Date: 09/23/2004 Time: 16:42

Doc Stamp-Deed : 166.90

DC, P. Dewitt Cason, Columbia County B: 1026 P: 1569

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED** Made the 17<sup>th</sup> day of September, A.D. 2004,

by **WILSON SPRINGS, INC.**, having its principal place of business at

321 N. MARION STREET, LAKE CITY, FL 32055, hereinafter called the grantor, to

**DOUGLAS M. SASSER, married**, whose post office address is

951 SARATOGA DR, JACKSONVILLE, FLORIDA 32207, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" 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 grantee all that certain land situate in Columbia County, State of FLORIDA, viz:

**WILSON SPRINGS PHASE 1-B**

**BLOCK 4 - LOT 14**

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S.00°15'08"E. along the East line of said Section 1 a distance of 1218.72 feet to a point on the Northernly line of WILSON SPRINGS PHASE 1, an unrecorded subdivision; thence continue S.00°15'08"E. still along said East line of Section 1 a distance of 967.53 feet to a point on the Southeasterly Right-of-Way line of SW Memorial Drive (a County road); thence S.48°19'52"W. along said Southeasterly Right-of-Way line 180.98 feet; thence N.64°17'42"W. along the Southernly Right-of-Way line of said SW Memorial Drive 48.88 feet; thence N.80°02'41"W. still along said Southernly Right-of-Way line 1343.71 feet to its intersection with the Easterly Right-of-Way line of SW Spin Loop (a Private road); thence S.16°26'49"E. along said Easterly Right-of-Way line 297.33 feet to its intersection with the Northernly Right-of-Way line if SW Monument Lane (a Private road); thence S.79°37'30"E. along said Northernly Right-of-Way line 115.09 feet to the POINT OF BEGINNING; thence N.10°22'48"E. 167.29 feet; thence S.79°58'26"E. 100.06 feet; thence S.08°58'41"W. 167.95 feet to a point on the Northernly Right-of-Way line of said SW Monument Lane; thence N.79°37'30"W. along said Northernly Right-of-Way line 104.17 feet to the POINT OF BEGINNING.

**WILSON SPRINGS PHASE 1-B**

**BLOCK 4 - LOT 15**

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S.00°15'08"E. along the East line of said Section 1 a distance of 1218.72 feet to a point on the Northernly line of WILSON SPRINGS PHASE 1, an unrecorded subdivision; thence continue S.00°15'08"E. still along said East line of Section 1 a distance of 967.53 feet to a point on the Southeasterly Right-of-Way line

of SW Memorial Drive (a County road); thence S.48°19'52"W. along said Southeasterly Right-of-Way line 180.98 feet; thence N.64°17'42"W. along the Southerly Right-of-Way line of said SW Memorial Drive 48.88 feet; thence N.80°02'41"W. still along said Southerly Right-of-Way line 1343.71 feet to its intersection with the Easterly Right-of-Way line of SW Spin Loop (a Private road); thence S.16°26'49"E. along said Easterly Right-of-Way line 297.33 feet to its intersection with the Northerly Right-of-Way line if SW Monument Lane (a Private road); thence S.79°37'30"E. along said Northerly Right-of-Way line 219.26 feet to the POINT OF BEGINNING; thence N.08°58'41"E. 167.95 feet; thence S.80°07'57"E. 99.78 feet; thence S.05°33'51"W. 169.38 feet to a point on the Northerly Right-of-Way line of said SW Monument Lane; thence N.79°37'30"W. along said Northerly Right-of-Way line 109.89 feet to the POINT OF BEGINNING.

**WILSON SPRINGS PHASE 1-B**

**BLOCK 4 - LOT 16**

Inst:2004021669 Date:09/23/2004 Time:16:42  
Doc Stamp-Deed : 186.90  
DC, P. Dewitt Cason, Columbia County B:1026 P:1570

COMMECE at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S.00°15'08"E. along the East line of said Section 1 a distance of 1218.72 feet to a point on the Northerly line of WILSON SPRINGS PHASE 1, an unrecorded subdivision; thence continue S.00°15'08"E. still along said East line of Section 1 a distance of 967.53 feet to a point on the Southeasterly Right-of-Way line of SW Memorial Drive (a County road); thence S.48°19'52"W. along said Southeasterly Right-of-Way line 180.98 feet; thence N.64°17'42"W. along the Southerly Right-of-Way line of said SW Memorial Drive 48.88 feet; thence N.80°02'41"W. still along said Southerly Right-of-Way line 1343.71 feet to its intersection with the Easterly Right-of-Way line of SW Spin Loop (a Private road); thence S.16°26'49"E. along said Easterly Right-of-Way line 297.33 feet to its intersection with the Northerly Right-of-Way line if SW Monument Lane (a Private road); thence S.79°37'30"E. along said Northerly Right-of-Way line 329.15 feet to the POINT OF BEGINNING; thence N.05°33'51"E. 169.38 feet; thence S.79°56'20"E. 100.39 feet; thence S.05°38'22"E. 146.16 feet to a point on the Northerly Right-of-Way line of said SW Monument Lane; thence S.87°31'57"W. along said Northerly Right-of-Way line 129.76 feet to the POINT OF BEGINNING.

**WILSON SPRINGS PHASE 1-B**

**BLOCK 5 - LOT 30**

COMMECE at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S.00°15'08"E. along the East line of said Section 1 a distance of 1218.72 feet; thence S.46°13'27"W. 1154.61 feet; thence S.10°00'01"W. 99.92 feet to a point on the Northerly Right-of-Way line of SW Memorial Drive (a County road); thence N.80°02'41"W. along said Northerly Right-of-Way line 605.06 feet to its intersection with the Southeasterly Right-of-Way line of SW Shellcracker Road (a Private road); thence N.52°12'58"E. along said Southeasterly Right-of-Way line of SW Shellcracker Road 153.75 feet to the POINT OF BEGINNING; thence N.57°24'59"E. still along said Southeasterly Right-of-Way line 152.33 feet; thence S.53°03'23"E. 100.23 feet; thence S.09°54'40"W. 71.36 feet; thence N.79°57'25"W. 100.01 feet; thence N.72°21'55"W. 102.52 feet to the POINT OF BEGINNING.

**WILSON SPRINGS PHASE 1-B**

**BLOCK 5 - LOT 31**

Inst:2004021669 Date:09/23/2004 Time:16:42

Doc Stamp-Deed : 186.90

DC,P.Dewitt Cason,Columbia County B:1026 P:1574

COMMENCE at the Northeast corner of the Southeast 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run S.00°15'08"E. along the East line of said Section 1 a distance of 1218.72 feet; thence S.46°13'27"W. 1154.61 feet; thence S.10°00'01"W. 99.92 feet to a point on the Northernly Right-of-Way line of SW Memorial Drive (a County road); thence N.80°02'41"W. along said Northernly Right-of-Way line 605.06 feet to its intersection with the Southeasterly Right-of-Way line of SW Shellcracker Road (a Private road); thence N.52°12'58"E. along said Southeasterly Right-of-Way line of SW Shellcracker Road 153.75 feet; thence N.57°24'59"E. still along said Southeasterly Right-of-Way line 152.33 feet to the POINT OF BEGINNING; thence N.43°53'07"E. still along said Southeasterly Right-of-Way line 55.40 feet; thence N.19°18'25"E. still along said Southeasterly Right-of-Way line 49.89 feet to its intersection with the Southwesterly Right-of-Way line of SW Spry Court (a Private road); thence S.33°25'59"E. along said Southwesterly Right-of-Way line of SW Spry Court 94.01 feet; thence S.21°07'48"W. 73.77 feet; thence N.53°03'23"W. 100.23 feet to the POINT OF BEGINNING.

**WILSON SPRINGS PHASE 2**

**LOT 3**

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 6, Township 7 South, Range 16 East, Columbia County, Florida and run South 00°15'08" East along the West line of said Section 6 a distance of 33.01 feet to a point on the South line of Wilson Springs Road as dedded to the county; thence North 88°10'31" East along said South line of Wilson Springs Road as dedded to the county a distance of 868.44 feet; thence South 05°14'33" West a distance of 256.06 feet to the POINT OF BEGINNING; thence North 74°52'29" East a distance of 333.75 feet; thence North 89°11'28" East a distance of 100.00 feet to a point on the Westerly maintained Right-of-Way line of Wilson Springs Road; thence Southerly along said Westerly maintained Right-of-Way line of Wilson Springs Road a distance of 300 feet, more or less; thence South 89°11'28" West a distance of 100.00 feet; thence North 57°17'41" West a distance of 393.87 feet to the POINT OF BEGINNING.

Subject to restrictive covenants(s) as recorded in Official Records Book 946 Page 162.

Subject to terms and conditions of membership and dues and assessments in Wilson Springs Property Owner=s Association, Inc.

Deed from Wilson Springs, Inc. to Wilson Springs Property Owner=s Association for Common Areas and Roads in O.R. Book 951, Page 2667, Official Records Book 970, Page 2267 and in Official Records Book 1021, Page 1471.

Restrictions, conditions, reservations, easements, and other matters common to the subdivision or shown on the map or plat thereof recorded in Plat Book 7, Page 111-115, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

Deed from Wilson Springs, Inc. to Columbia County, Florida for roads in Official Records Book 951, Page 2661.

Roads in subdivision are private and subject to assessments for maintenance.

Restrictions, conditions, reservations, easements, and other matters common to the subdivision or shown on the map or plat thereof recorded in Plat Book 7, Page 111-115, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin. (AS TO PHASE 1-B)

**SUBJECT TO TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.**

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 claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Martha Bryan  
Witness Signature (as to first Grantor)  
Printed Name

Barbara Faddos  
Witness Signature (as to first Grantor)  
Printed Name

Inst: 2004021669 Date: 09/23/2004 Time: 16:42  
Doc Stamp-Deed : 186.90

DC, P. Dewitt Cason, Columbia County B: 1026 P: 1572

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th day of September, 2004, by HUGH WILSON as PRESIDENT of WILSON SPRINGS, INC., a Florida corporation. He (she) is personally known to me or has produced DRIVERS LICENSE as identification.

Martha Bryan  
Notary Public  
My commission expires \_\_\_\_\_

Martha Bryan  
MY COMMISSION # DD232534 EXPIRES  
August 10, 2007  
WILSON SPRINGS FARM INSURANCE, INC.



WILSON SPRINGS, INC.  
By: Hugh Wilson L.S.  
Name: HUGH WILSON  
Title: PRESIDENT