

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 201812013508 Date: 06/29/2018 Time: 4:11PM
Page 1 of 2 B: 1363 P: 1525, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 364.00

ATT# 4-8330

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 26 day of June, 2018, James P. Basso, and his wife, Dawn E. Basso, hereinafter called the grantor, to Manuel A. Corrales-Villoria and His Wife, Luisa F. C. Herrera-Salcedo whose post office address is: 1108 Longford Ct., Stockbridge, GA 30281 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 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.

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 the prior year.

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

Signed, sealed and delivered in our presence:

Jeff Clapper

Witness:

Jeff Clapper

Printed Name:

Donald McCormick

Witness:

Donald McCormick

Printed Name:

James P. Basso
James P. Basso

Dawn E. Basso
Dawn E. Basso

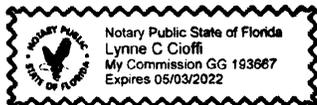
STATE OF FL

COUNTY OF MAZULI

The foregoing instrument was acknowledged before me this 26 day of June, 2018 by JAMES P. BASSO, AND HIS WIFE, DAWN E. BASSO personally known to me or, if not personally known to me, who produced _____ for identification and who did not take an oath.

Lynne C Cioffi
Notary Public

(Notary Seal)



ATT 8330

Exhibit "A"

PARCEL F, UNIT 2, OF THAT UNRECORDED SUBDIVISION OF MELISSA'S SECRET GARDEN,
COLUMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.89°41'08"W., ALONG THE NORTH LINE OF SAID NW 1/4, 1854.46 FEET; THENCE S.00°24'48"W., 642.02 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY OF A 60 FOOT EASEMENT; THENCE S.88°38'15"E., ALONG SAID EASEMENT 48.13 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN INCLUDED ANGLE OF 31°38'36", A CHORD BEARING OF S.72°49'15"E., AND A CHORD DISTANCE OF 256.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 259.57 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, AN INCLUDED ANGLE OF 63°17'12", A CHORD BEARING OF S.88°38'33"E., AND A CHORD DISTANCE OF 556.11 FEET; THENCE SOUTHEASTERLY THEN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 585.42 FEET TO THE POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET, AN INCLUDED ANGLE OF 08°43'19", A CHORD BEARING OF N.64°04'31"E., AND A CHORD DISTANCE OF 71.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 71.55 FEET TO A POINT OF COMPOUND CURVE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 97°05'59", A CHORD BEARING OF S.63°00'50"E., AND A CHORD DISTANCE OF 37.48 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 42.37 FEET; THENCE S.14°27'51"E., 366.53 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN INCLUDED ANGLE OF 28°05'40", A CHORD BEARING OF S.28°30'40"E., AND A CHORD DISTANCE OF 160.20 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 161.81 FEET TO THE END OF SAID CURVE; THENCE S.42°33'30"E., 9.93 FEET; THENCE LEAVING SAID RIGHT OF WAY S.89°53'09"W., 664.92 FEET; THENCE S89°41'51"W., 460.63 FEET; THENCE N.00°24'47"E., 582.54 FEET TO THE POINT OF BEGINNING.