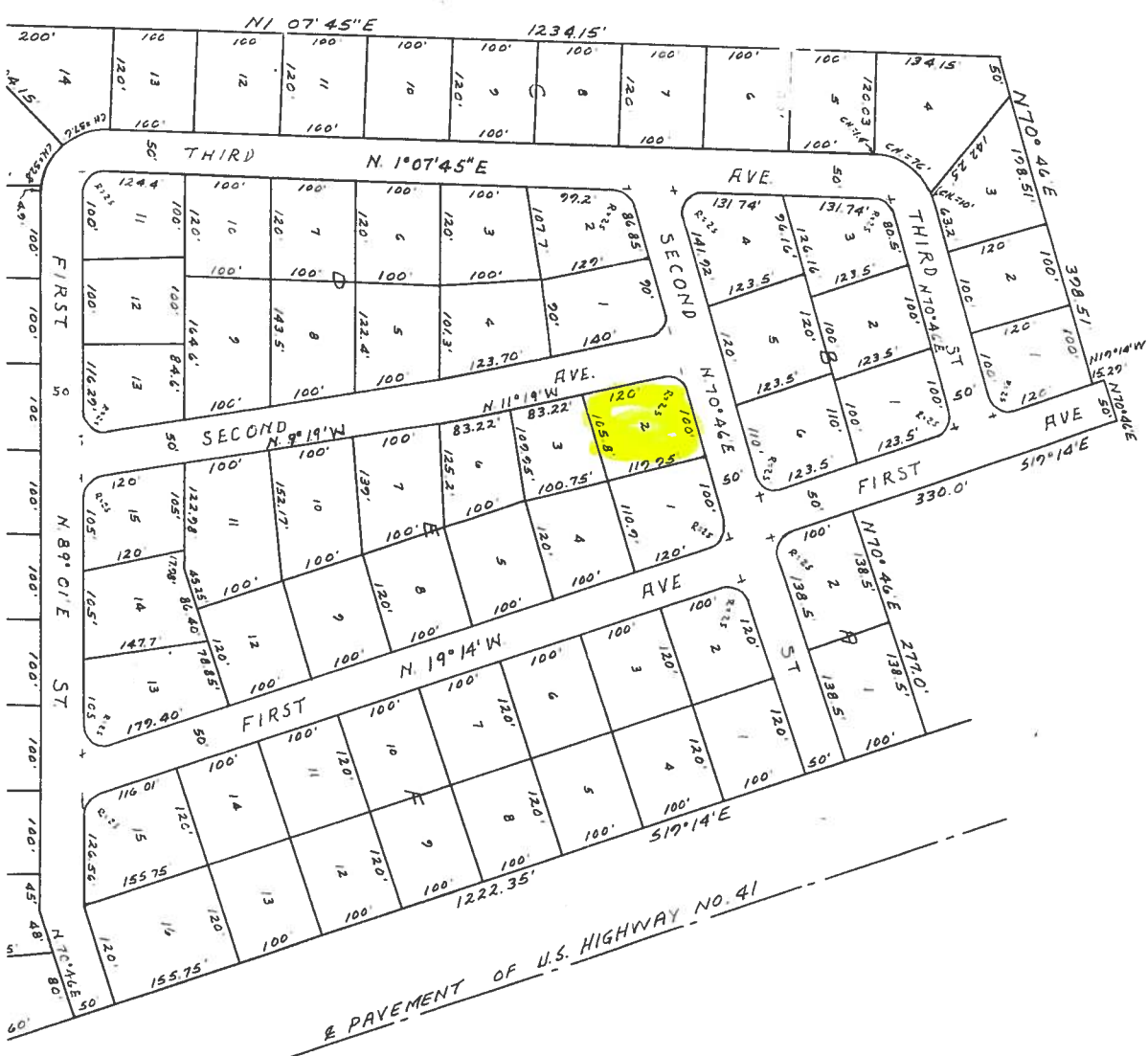


SUWANNEE VALLEY ESTATES

BR. 3, Pg. 87
RECORDED IN PLAT BOOK 3
PAGE 87



DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 16 EAST, AND RUN THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 22, 85.0 FEET TO THE NORTHWEST CORNER OF "SUWANNEE ACRES" ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 39, FOR A POINT OF BEGINNING, THENCE N1°07'45"E, ALONG THE WEST LINE OF SECTION 22, 123.415 FEET, TO THE SOUTHWEST CORNER OF NW1/4 OF SW1/4, SECTION 22, THENCE N70°46'E, 398.51 FEET, THENCE N19°14'W, PARALLEL TO U.S. HIGHWAY NO. 41, 15.22 FEET, THENCE N70°46'E, 50.0 FEET, THENCE S19°14'E, PARALLEL TO U.S. HIGHWAY NO. 41, 330.0 FEET, THENCE N70°46'E, 270.0 FEET, THENCE S19°14'E, ALONG THE WEST LINE OF U.S. HIGHWAY NO. 41, 123.65 FEET, THENCE S89°01'W, ALONG THE NORTH LINE OF SAID "SUWANNEE ACRES", 124.25 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ORIN D. LEE AND HELEN J. LEE, HIS WIFE, HAVE CAUSED THE LANDS HEREON DESCRIBED TO BE SURVEYED, Laidout, SUBDIVIDED, AND PLATTED TO BE KNOWN AS "SUWANNEE VALLEY ESTATES", AND DEDICATE THE STREETS AS HEREON SHOWN TO THE USE OF THE PUBLIC.

WITNESS James H. Williams SIGNED Orin D. Lee

WITNESS John Williams SIGNED Helen J. Lee

ACKNOWLEDGEMENT:
STATE OF FLORIDA:
COUNTY OF COLUMBIA:

ON THIS 9th DAY OF JANUARY, 1969, PERSONALLY APPEARED BEFORE ME, ORIN D. LEE, AND HELEN J. LEE, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT White Springs, STATE OF FLORIDA THIS 9th DAY OF JANUARY, 1969. SIGNED [Signature]

SURVEYOR'S CERTIFICATE: NOTARY PUBLIC, My Comm. Expires 6-20-69

I HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR AND THAT THE LAND HEREON DESCRIBED HAS BEEN SURVEYED, Laidout, SUBDIVIDED, AND PLATTED AS SHOWN ON THIS PLAT UNDER MY DIRECTION AND THAT P.R.M.'S HAVE BEEN SET.

SIGNED [Signature]
B.G. MOORE, LAND SURVEYOR, FLA. CERT. NO. 437

APPROVED BY BOARD OF COUNTY COMMISSIONERS COLUMBIA COUNTY, FLORIDA
SIGNED [Signature] CHAIRMAN

J.B. No. 69-558
Filed for record on this 13th day of January, 1969, and recorded in Book No. 87 At Page No. 87
Witness my hand and official seal the date last aforesaid

Prepared by:
Branden L. Strickland, Esq.
Strickland Law Firm, P.L.
283 NW Cole Terrace
Lake City, FL 32055
386-752-0946

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

Inst: 201912013565 Date: 06/14/2019 Time: 2:19PM
Page 1 of 1 B: 1386 P: 1699, P. DeWitt Cason, Clerk of Court
Columbia County, By: LK
Deputy Clerk Doc Stamp-Deed: 0.70

File# 19-0503

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 14 day of June, 2019, by Janet Johnston, hereinafter called the grantor, to Jim Inglese, conveying an Undivided One-Half (1/2) Interest whose mailing address is: 242 SE Mimosa Pl., Lake City, FL 32025 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 SUWANNEE County, Florida:

Lot 2, Block E, Suwannee Valley Estates, a subdivision according to the plat thereof as recorded in Plat Book 3, Page 87, public records of COLUMBIA County, Florida.

The Above Grantor hereby conveys an Undivided One-Half (1/2) Interest to the above Described Property.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 756 SW Itchetucknee Ave., Lake City, FL 32024.

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:

Jessica M. Thomas
Witness:
Jessica M. Thomas
Printed Name:

Janet Johnston
Janet Johnston

Jordan A. Hellock
Witness:
Jordan A. Hellock
Printed Name:

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 14 day of June, 2019, by JANET JOHNSTON, personally known to me or, if not personally known to me, who produced AD for identification and who did not take an oath.



Michael H. Harrell
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG095249
Expires 4/18/2021

[Signature]
Notary Public