

Property Appraiser Identification # R09475117
PG 2237
0908

Prepared by and return to:
Donald H. Buikus, Esquire
1402 North State Road Seven
Margate, FL 33063
954-974-2704

OFFICIAL RECORDS
00-14379

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL.

'00 AUG 18 PM 12:21

RECORD VERIFIED

Documentary Stamp \$140.00
Intangible Tax
P. DeWitt Carson
Clerk of Court
By MCK, D.C.

WARRANTY DEED

THIS INDENTURE, made this 16 day of August, 2000, between **B. L. CONSTANTINIDES**, a single man, of 1354 SW 12th Avenue, Pompano Beach, FL 33069 ("Grantor"), and **JOHN E. SPARKS**, a single man, of 1404 North State Road Seven, #147, Margate, FL 33063 ("Grantee")

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to wit:

Tract 17 A.C. Milton, as described on Exhibit A, attached hereto and made a part hereof

SUBJECT TO zoning, easements, restrictions and reservations of record, if any, taxes and assessments for the year 2000 and subsequent years.

Grantor warrants and represents that he was a single man when he took title to this Property and he has remained a single man through the date hereof. This property is not Grantor's homestead nor is it adjacent to nor contiguous with his homestead.

and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on August 16, 2000

Witnesses

D. H. Buikus

B. L. CONSTANTINIDES

Florence Buikus

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 16 day of August, 2000 by **B. L. CONSTANTINIDES** who has produced his Florida Driver's License as identification and who did take an oath.

D. H. Buikus, Notary Public

My Commission Expires:



D. H. Buikus
My Commission CC643086
Expires June 3, 2001

BK 0800 PG 2238

Tract 17; A.C. MILTON

OFFICIAL RECORDS

TOWNSHIP 5 SOUTH, RANGE 17 EAST

Section 32: A part of the North $\frac{1}{4}$ of Section 32, Township 5 South, Range 17 East, more particularly described as follows: Commence at a Concrete monument marking the Southeast corner of the N $\frac{1}{4}$ of S $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 32 and run S 89°33'27" W along the South line of said N $\frac{1}{4}$ of S $\frac{1}{4}$ of NE $\frac{1}{4}$, 1691.37 feet for a POINT OF BEGINNING. Thence continue S 89°33'27" W, 448.79 feet; thence N 0°11'17" E, 972.79 feet; thence N 89°36'19" E, 448.79 feet; thence S 0°11'17" W, 972.42 feet to the POINT OF BEGINNING, Columbia County, Florida. Containing 10.02 acres more or less, subject to Restrictions as recorded in O. R. Book 0786, Pages 0308-0310, and subject to Power Line Easement.

Grantor reserves a perpetual Non-Exclusive Ingress-Egress Easement over and across the North 40 feet of the foregoing described property.

Grantor also grants to Grantee a perpetual Non-Exclusive Ingress-Egress Easement over and across a 40 foot easement whose West line is described as follows: Commence at the Southwest corner of the SE $\frac{1}{4}$ of Section 29, Township 5 South, Range 17 East and run S 89°29'42" W, 411.62 feet; thence N 0°03'11" E, 1280.06 feet to the South right-of-way of County road No. 349 for a POINT OF BEGINNING of said West line of the 40 foot Easement; thence S 0°03'11" W, 1280.06 feet to the North line of Section 32; thence S 0°11'17" W, 1012.19 feet to the Point of Termination of said Easement. And together with the right of Ingress and Egress over and across a 40 foot Easement whose North line is described as follows: Begin at the Point of Termination of the above described 40 foot Easement and run N 89°36'19" E, 1395.85 feet to the POINT OF TERMINATION of this 40 foot Easement.