

Prepared by:
Elaine R. Davis / Debbie, G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 14-303

201412010554 Date: 7/16/2014 Time: 3:10 PM
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P. DeWitt Cason, Columbia County Page 1 of 2 B: 1277 P: 2035

Warranty Deed

Made this July 10th, 2014

A.D. By **MAURICE ANDREW FLETCHER**, ^{single} whose address is: 14193 SW Tustenuggee Avenue, Fort White, Florida 32038, hereinafter called the grantor,

to **JESSE L. HUBBART and ELIZABETH T. HUBBART, husband and wife**, whose post office address is: 391 Fern Drive, Folkston, GA 31537, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, viz:

TOWNSHIP 6 SOUTH, RANGE 17 EAST

SECTION 30: Commence at the SE corner of Section 30, Township 6 South, Range 17 East, Columbia County, Florida and run South 89° 52' 48" West along the South line of said Section 30 a distance of 721.65 feet to the West line of Tuskennoggee Road (A County Paved Road), thence North 13° 59' 22" West along said West line of Tuskennoggee Road, 564.84 feet to the Point of Beginning, thence South 76° 25' 46" West 422.13 feet, thence North 13° 59' 22" West 458.50 feet to the South Right of Way line of State Road No. 18, said point being also on the arc of a curve concave to the right having a radius of 3769.83 feet and a total central angle of 35° 25' 05" West, thence run Northeasterly along the arc of said curve (also said South right of way State Road No. 18) 434.81 feet to its intersection with said West line of Tuskennoggee Road, thence South 13° 59' 22" East along said West line 564.84 feet to the Point of Beginning. **IN COLUMBIA COUNTY, FLORIDA.**

ALSO:

SECTION 30: Commence at the SE corner of Section 30, Township 6 South, Range 17 East, Columbia County, Florida and run South 89° 52' 48" West along the South line of said Section 30, a distance of 721.65 feet to the West line of Tuskennoggee Road (A County Paved Road) and the Point of Beginning, thence continue South 89° 52' 48" West along the South line, Section 30, a distance of 434.80 feet, thence North 13° 59' 22" West 463.70 feet, thence North 76° 25' 46" East 422.13 feet to said West line (Tuskennoggee Road), thence South 13° 59' 22" East along said West line of Tuskennoggee Road 564.84 feet to the Point of Beginning. **IN COLUMBIA COUNTY, FLORIDA.**

Parcel ID Number: **Parent Parcel 09813-006**

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; 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 December 31, 2013.

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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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

Maurice Andrew Fletcher (Seal)
MAURICE ANDREW FLETCHER
Address: 14193 SW Tustenuggee Avenue, Fort White, Florida
32038

Michele Padgett
Witness Printed Name Michele Padgett

_____(Seal)
Address:

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 10th day of July, 2014, by MAURICE ANDREW FLETCHER, who is/are personally known to me or who has produced FL DRIVER'S LICENSE as identification.

Elaine R. Davis
Notary Public
Print Name: _____
My Commission Expires: _____

