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REC.	44.00
DOC.	0
INT.	0
INDEX	300
CONSIDERATION	0

This instrument prepared by
Bonnie S. Green
Darby Peele Crapps & Green, LLP
Attorneys at Law
285 NE Hernando Avenue
Lake City, Florida 32055

Inst:201412016589 Date:10/23/2014 Time:4:46 PM
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DC,P.DeWitt Cason,Columbia County Page 1 of 5 B:1283 P:1478

WARRANTY DEED

THIS WARRANTY DEED made this 16th day of October, 2014, by HERBERT C. THOMAS and LaWANDA G. THOMAS, also known as LaWANDA THOMAS and LaWANDA GAYLE THOMAS, husband and wife, whose mailing address is Post Office Box 1507, Lake City, Florida 32056-1507, hereinafter called the Grantor, to HERBERT C. THOMAS and LaWANDA G. THOMAS, as Trustees of the HERBERT AND LaWANDA THOMAS TRUST under Trust Agreement dated September 18, 2014, whose mailing address is Post Office Box 1507, Lake City, Florida 32056-1507, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of love and affection, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida viz:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

Section 19: A part of the SE 1/4 of Section 19, Township 3 South, Range 17 East, more particularly described as follows: Commence at the NW Corner

of the NW 1/4 of the SE 1/4 of said Section 19 and run South along the West line thereof, 558.20 feet to the East right-of-way line of G.S. and F. Railroad; thence S 31°23' E, along said right-of-way line 327.60 feet to the Southeast right-of-way line of Guerdon Road; thence N 58°37' E, along said right-of-way line 1420.60 feet to its intersection with the East right-of-way of Wolf Road; thence S 31°23' E, along said East right-of-way line 687.23 feet to the POINT OF BEGINNING; thence N 58°37' E, 494.20 feet; thence S 31°23' E, 509.63 feet; thence S 58°37' W, 494.20 feet to a point on said East line of Wolf Road; thence N 31°23' W, along said East line, 509.63 feet to the POINT OF BEGINNING.

Parcel Identification Number: 19-3S-17-05133-002

AND

PARCEL A - (as shown on survey by Harold L. Wise Professional Land Surveyor dated October 29, 2011)

A tract of land situated in the North Half of the South Half (N 1/2 of S 1/2) of Section 14, Township 2 South, Range 16 East, as lies South of County Road No. 246, Columbia County, Florida, and being more particularly described as follows:

Commence at a four inch square concrete monument and cap stamped B. R. Wattles RLS1443 at the Southeast corner of the aforementioned Section 14 and thence run N.00°11'10"E., along the East line of the Southeast Quarter (SE 1/4) of said Section 14, a distance of 1327.74 feet to a 1/2" iron rod and cap stamped RLS3456 at the Southeast corner of the aforementioned N 1/2 of the S 1/2 of Section 14; thence S.88°30'26"W., along the South line of said N 1/2 of the S 1/2, a distance of 5.07 feet to a four inch square concrete monument and cap stamped PLS3456 and the POINT OF BEGINNING; thence continue S.88°30'26"W., along said South line, a distance of 1754.01 feet to a four inch square concrete monument and cap stamped PLS3456; thence, departing said South line, N.00°11'10"E., a distance of 1319.71 feet to a four inch square concrete monument and cap stamped PLS3456 on the South right of way line of County Road No. 246 (80 foot wide right of way), said right of way line being a curve concave Southerly and having a radius of 5689.58 feet; thence Easterly, along said right of way line, through an arc angle of 07°23'30", an arc distance of 734.00 feet (chord bearing and distance of S.85°37'51"E., 733.49 feet respectively) to the point of tangency of said curve; thence S.81°56'07"E., along said right of way line, a distance of 1027.43 feet to a

four inch square concrete monument and cap stamped PLS3456; thence, departing said right of way line, S.00°01'35"E., a distance of 1073.99 feet to the POINT OF BEGINNING.

SUBJECT TO: Life estate given by Grantor by Deed Granting Life Estate dated December 19, 2013, from Grantor to Shanda R. Hoffman, which was recorded on December 20, 2013, in Official Records Book 1267, page 343, public records of Columbia County, Florida.
Tax Parcel No. 14-2S-16-01609-002

PARCEL B (as shown on survey by Harold L. Wise Professional Land Surveyor dated October 29, 2011)

A tract of land situated in the North Half of the South Half (N 1/2 of S 1/2) of Section 14, Township 2 South, Range 16 East, as lies South of County Road No. 246, Columbia County, Florida, and being more particularly described as follows:

Commence at a four inch square concrete monument and cap stamped B. R. Wattles RLS1443 at the Southeast corner of the aforementioned Section 14 and thence run N.00°11'10"E., along the East line of the Southeast Quarter (SE 1/4) of said Section 14, a distance of 1327.74 feet to a 1/2" iron rod and cap stamped RLS3456 at the Southeast corner of the aforementioned N 1/2 of the S 1/2 of Section 14; thence S.88°30'26"W., along the South line of said N 1/2 of the S 1/2, a distance of 1759.08 feet to a four inch square concrete monument and cap stamped PLS3456 and the POINT OF BEGINNING; thence continue S.88°30'26"W., along said South line, a distance of 3515.30 feet to a four inch square concrete monument and cap stamped B. R. Wattles RLS1443 at the Southwest corner of the aforementioned N 1/2 of the S 1/2 of Section 14; thence N.00°12'49"W., along the West line of said Section 14, a distance of 1252.92 feet to a four inch square concrete monument and cap stamped PLS3456 on the South right of way line of County Road No. 246 (80 foot wide right of way); thence N.89°05'33"E., along said right of way line, a distance of 1229.56 feet to the point of curvature of a curve concave Northerly and having a radius of 5769.58 feet; thence Easterly, along said right of way line, through an arc angle of 03°19'00", an arc distance of 333.98 feet (chord bearing and distance of N.87°26'03"E., 333.94 feet respectively) to the point of tangency of said curve; thence N.85°46'33"E., along said right of way line, a distance of 1478.15 feet to the point of curvature of a curve concave Southerly and having a radius of 5689.58 feet; thence Easterly, along said right of way line, through an arc angle of 04°53'50", an arc distance of 486.31 feet (chord bearing and distance of N.88°13'28"E., 486.16 feet respectively) to a four

inch square concrete monument and cap stamped PLS3456; thence, departing said right of way line, S.00°10'11"W., a distance of 1319.71 feet to the POINT OF BEGINNING.

Parcel Identification No. 14-2S-16-01609-003

The purpose of this deed is for estate planning purposes.

This deed is given to and accepted by Grantee subject also to the following:

Covenants, conditions, restrictions, reservations and easements of record; oil, gas and mineral rights; riparian rights; sovereignty submerged land rights; and taxes for the year 2014 and subsequent years.

Grantors hereby warrant that neither the subject property nor any contiguous property was ever utilized by them or any member of their family as their homestead.

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.

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

Signed, sealed and delivered
in the presence of:

Bonnie S. Green
Witness

Bonnie S. Green
(Print/type name)

Delores B. Brannen
Witness

Delores B. Brannen
(Print/type name)

Herb C. Thomas (SEAL)
HERBERT C. THOMAS

LaWanda G. Thomas (SEAL)
LaWANDA G. THOMAS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of October, 2014, by HERBERT C. THOMAS and LaWANDA G. THOMAS, also known as LaWANDA THOMAS and LaWANDA GAYLE THOMAS, husband and wife, who are personally known to me.

Delores B. Brannen
Notary Public, State of Florida

Delores B. Brannen
(Print/type name)

(NOTARIAL
SEAL)

My commission expires:

