

*Sale Price \$12,000.00*  
*Doc. \$84.00*

This Instrument Prepared by & return to:

Name: **Trish Lang, an employee of  
NORTH CENTRAL FLORIDA TITLE  
LLC**  
Address: **343 NW COLE TER  
LAKE CITY, FL. 32055  
File No. 15Y-01015**

Inst:201512002412 Date:2/11/2015 Time:4:02 PM

Doc Stamp-Deed:84.00

DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1289 P:386

Parcel I.D. #: **R04149-515**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 4th day of February, A.D. 2015, by **NEAL C. HORNE** and **JENNIFER A. HORNE, HIS WIFE**, hereinafter called the grantors, to **WILLARD BAUGHN**, whose post office address is, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10,000 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **COLUMBIA County, State of Florida**, viz:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 00 DEG. 15 MIN. 08 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1218.72 FEET; THENCE SOUTH 46 DEG. 13 MIN. 27 SEC. WEST, 142.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEG. 32 MIN. 12 SEC. EAST, 183.22 FEET TO A POINT ON THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST; THENCE CONTINUE SOUTH 34 DEG. 32 MIN. 12 SEC. EAST, 522.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SW MEMORIAL DRIVE (A COUNTY ROAD); THENCE SOUTH 55 DEG. 28 MIN. 25 SEC. WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 100.10 FEET; THENCE NORTH 34 DEG. 40 MIN. 37 SEC. WEST, 374.40 FEET TO A POINT ON THE EAST LINE OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST; THENCE CONTINUE NORTH 34 DEG. 40 MIN. 37 SEC. WEST, 314.86 FEET; THENCE NORTH 46 DEG. 13 MIN. 27 SEC. EAST, 103.15 FEET TO THE POINT OF BEGINNING. SAID LOT LYING IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST AND IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. ALSO KNOWN AS: LOT 15, BLOCK 5, WILSON SPRINGS COMMUNITY PHASE 1-A, PLAT BOOK 7, PAGES 55-60.

**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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2015

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

*ANA M. RODRIGUEZ*  
Witness Signature  
ANA M. RODRIGUEZ  
Printed Name  
*Jenny Sorto*  
Witness Signature  
Jenny Sorto  
Printed Name

*Neal C. Horne* L.S.  
NEAL C. HORNE  
Address:  
672 DREAM ISLAND RD, LONGBOAT KEY, FL  
34228  
*Jennifer A. Horne* L.S.  
JENNIFER A. HORNE  
Address:  
672 DREAM ISLAND RD, LONGBOAT KEY, FL  
34228

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2015, by NEAL C. HORNE and JENNIFER A. HORNE, who are known to me or who have produced Fl. Id. as identification.

*Jenny Sorto*  
Notary Public  
My commission expires Jan 6, 2019

