

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
ROSEMARY VAN  
EXCEL TITLE, INC.  
2700 N 29TH AVENUE, SUITE 108  
HOLLYWOOD, FL 33020  
15254P

Inst: 201612000213 Date: 1/7/2016 Time: 2:57 PM  
Doc Stamp: Deed: 350.00  
DC: P.DeWitt Cason, Columbia County Page 1 of 2 B: 1307 P: 694

## WARRANTY DEED

This Indenture made this 4th day of January, 2016, BETWEEN JEAN MONESTIME, a married man, GRANTOR\* and RAJROOP RAMKHELAWAN and BIBI RAMKHELAWAN, husband and wife, of 15830 N.W. 16<sup>TH</sup> STREET, PEMBROKE PINES, FL 33028, GRANTEE\*

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs forever the following described land located in the County of COLUMBIA, State of Florida, to-wit:

Lot 9 of Southern Exposures, an Unrecorded Subdivision:

Commence at the NW Corner of the South 1/2 of Section 25, Township 5 South, Range 15 East, Columbia County, Florida; Thence N 88°33'56" E, along the North Line of Said South 1/2 of Section 25 a Distance of 1180.90 Feet; Thence S 00°35'31" E, a Distance of 553.68 Feet to the Point of Beginning; Thence N 88°33'18" E, a Distance of 787.25 Feet to a Point on the Centerline of a 60 Foot Wide Road Easement; Thence S 00°35'31" E, along Said Centerline a Distance of 553.90 Feet to It's Point of Intersection with a 60 Foot Wide Road Easement; Thence S 88°33'18" W, along Said Centerline a Distance of 787.25 Feet; Thence N 00°35'31" W, Now Departing from Said Centerline a Distance of 553.90 Feet to the Point of Beginning.

Subject to and Together with an Easement for Ingress and Egress and Public Utilities Described as "Road Easement" and Shown Hereon.

"Road Easement" Commence at the NW Corner of the South 1/2 of Section 25, Township 5 South, Range 15 East, Columbia County, Florida; Thence S 00°35'31" E, along the West Line of Said Section 25 a Distance of 1107.80 Feet to a Point on the Westerly Extension of the Centerline of a 60 Foot Wide Road Easement; Thence N 88°33'18" E, along Said Extension a Distance of 19.96 Feet to the Point of Beginning of the Herein Described Road Easement; Thence N 00°57'09" W, along the East Right-of-way Line of County Maintained Public Road a Distance of 60.26 Feet to the Point of Curvature of a Curve to the Left Having a Radius of 30.00 Feet, a Central Angle of 90°29'33", a Chord Bearing of S 46°11'56" E and a Chord Length of 42.61 Feet; Thence along the Arc of Said Curve, an Arc Length of 47.38 Feet to the Point of Tangency of Said Curve; Thence N 88°33'18" E, a Distance of 1858.56 Feet to the Point of Curvature of a Curve to the Left, Having a Radius of 30.00 Feet a Central Angle of 89°08'49", a Chord Bearing of N 43°58'54" E and a Chord Length of 42.11 Feet; Thence along the Arc of Said Curve, an Arc Length of 46.68 Feet to the Point of Tangency of Said Curve; Thence N 00°35'31" W, a Distance of 564.72 Feet to the Point of Curvature of a Curve to the Left, Having a Radius of 30.00 Feet, a Central Angle of 41°24'35", a Chord Bearing of N 21°17'48" W and Chord Length of 21.21 Feet; Thence along the Arc of Said Curve, an Arc Length of 21.68 Feet to the Point of Compound Curvature of a Curve to the Left, Having a Radius of 50.00 Feet, a Central Angle of 262°49'09", a Chord Bearing of N 89°24'29" E and a Chord Length of 75.00 Feet; Thence along the Arc of Said Curve an Arc Length of 229.35 Feet to the Point of Compound Curvature of a Curve to the Left, Having a Radius of 30.00 Feet, a Central Angle of 41°24'35", a Chord Bearing of S 20°06'46" W and Chord Length of 21.21 Feet; Thence along the Arc of Said Curve an Arc Length of 21.68 Feet to the Point of Tangency of Said Curve; Thence S 00°35'31" E, a Distance of 1561.82 Feet to the Point of Curvature of a Curve to the Right, Having a Radius of 330.00 Feet, a Central Angle of 17°20'29", a Chord Bearing of S 08°04'44" W and a Chord Length of 99.50 Feet; Thence along the Arc of Said Curve, an Arc Length of 99.88 Feet to the Point of Reverse Curvature of a Curve to the Left, Having a Radius of 330.00 Feet, a Central Angle of 34°25'28", a Chord Bearing of S 00°27'46" E and a Chord Length of 195.30 Feet; Thence along the Arc of Said Curve, an Arc Length of 198.27 Feet to the Point of Reverse Curvature of a Curve to the Right, Having a Radius of 360.00 Feet, a Central Angle of 16°23'15", a Chord Bearing of S 09°28'52" E and a Chord Length of 102.61 Feet; Thence along the Arc of Said Curve, an Arc Length of 102.97 Feet to the Point of Tangency of Said Curve; Thence S 01°17'15" E, a Distance of 245.85 Feet to a Point on the South Line of Said Section 25; Thence S 01°17'15" E, a Distance of 257.55 Feet to a Point on the North Line of Fernwood Estates a Subdivision as per Plat Thereof Recorded in Plat Book 4 Pages 104-104a of the Public Records of Columbia County, Florida; Thence N 77°07'10" W, along Said North Line a Distance of 61.88 Feet; Thence N 01°17'15" W, a Distance of 241.76 Feet to a Point on the Aforementioned South Line of Section 25; Thence N 01°17'15" W, a Distance of 246.49 Feet to the Point of Curvature of a Curve to the Left, Having a Radius of 300.00 Feet, a Central Angle of

16°23'15", a Chord Bearing of N 09°28'52" W and Chord Length of 85.51 Feet; Thence along the Arc of Said Curve, an Arc Length of 85.80 Feet to the Point of Reverse Curvature of a Curve to the Right, Having a Radius of 390.00 Feet, a Central Angle of 34°25'28", a Chord Bearing of N 00°27'46" W and a Chord Length of 230.81 Feet; Thence along the Arc of Said Curve, an Arc Length of 234.32 Feet to the Point of Reverse Curvature of a Curve to the Left, Having a Radius of 270.00 Feet, a Central Angle of 17°20'29", a Chord Bearing of N 08°04'44" E and a Chord Length of 81.41 Feet; Thence along the Arc of Said Curve, an Arc Length of 81.72 Feet to the Point of Tangency of Said Curve; Thence N 00°35'31" W, a Distance of 877.08 Feet to the Point of Curvature of a Curve to the Left, Having a Radius of 30.00 Feet, a Central Angle of 90°51'11", a Chord Bearing of N 46°01'07" W and a Chord Length of 42.74 Feet; Thence along the Arc of Said Curve, an Arc Length of 47.57 Feet to the Point of Tangency of Said Curve; Thence S 88°33'18" W, a Distance of 1857.80 Feet to the Point of Curvature of a Curve of the Left, Having a Radius of 30.00 Feet. A Central Angle of 89°30'27", a Chord Bearing of S 43°48'04" W and a Chord Length of 42.24 Feet; Thence along the Arc of Said Curve, an Arc Length of 46.87 Feet to the Point of Tangency of Said Curve; Thence N 00°57'09" W, along the Aforementioned West Right-of-way Line of the County Maintained Public Road a Distance of 59.74 Feet to the Point of Beginning.

The above Described Lands Are Part of the South 1/2 of Section 25, Township 5 South, Range 15 East and Section 36, Township 5 South, Range 15 East, Columbia County, Florida.

A/K/A 2572 S.W. Spruce Road (Vacant Land), Lake City, FL 32024

SUBJECT TO TAXES FOR THE YEAR 2016, NOT YET DUE AND PAYABLE.  
SUBJECT TO ALL CONDITIONS, EASEMENTS, RESTRICTIONS AND LIMITATIONS OF RECORD, IF ANY.  
FOLIO NO. R00479-309

NOTE WELL: Grantor represents and warrants that the Property conveyed herein is not the Grantor's homestead Property or adjacent to her/his homestead Property, and further states that the property is currently vacant land; and she/he resides at: 13325 N.W. 11<sup>TH</sup> AVENUE, NORTH MIAMI, FL 33168

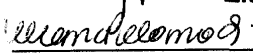
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

WITNESS

  
Print Name of Witness: **LINDA SAINTE**

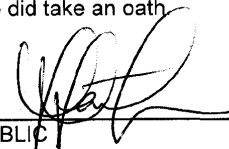
  
Print Name of Witness: **Alani Joi Perdomo**

  
JEAN MONESTIME

Grantor's Address: 13325 N.W. 11TH AVENUE, NORTH MIAMI, FL 33168

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of January, 2016, by JEAN MONESTIME, a married man who is/are personally known to me or who has/have produced FL Driver's License/Passport/Resident Card as identification and who did take an oath

  
NOTARY PUBLIC  
Commission Expiration:

**LINDA SAINTE**  
**MY COMMISSION #FF205246**  
**EXPIRES March 3, 2019**  
**Notary Public - State of Florida**