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Inst. 201212002837 Date: 2/23/2012 Time: 4:28 PM
Stamp-Deed: 301.00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1230 P: 720

WARRANTY DEED

This Warranty Deed made and executed the 13th day of February A.D. 2012, by **SUBRANDY LIMITED PARTNERSHIP**, a Florida limited partnership, hereinafter called the grantor, to **JOHNNIE PATRICK REEVES AND BETTY SHARON ANN REEVES, his wife**, Whose post office address is 269 Casa Grande, Edgewater, FL 32141, hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for the consideration of the sum of \$ 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

LOT 60 OF AN UNRECORDED SUBDIVISION KNOWN AS CARDINAL FARMS

A parcel of land in Sections 10 and 11, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows.

COMMENCE at the Southeast corner of Section 11, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 88°19'59" West along the South line of said Section 11 a distance of 5311.34 feet to the Southwest corner of Section 11, thence North 01°22'42" West along the West line of Section 11, being also the East line of Section 10 a distance of 1995.16 feet; thence South 88°38'56" West a distance of 60.18 feet; thence North 01°01'15" East a distance of 642.99 feet; thence North 01°21'04" West a distance of 637.72 feet to the POINT OF BEGINNING; thence continue North 01°21'04" West a distance of 500.08 feet; thence North 77°55'23" East a distance of 33.29 feet to a point on the West line of Section 11; thence continue North 77°55'23" East a distance of 854.22 feet; thence South 01°21'04" East a distance of 500.08 feet; thence South 77°55'23" West a distance of 853.97 feet to a point on the East line of Section 10; thence continue South 77°55'23" West a distance of 33.54 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

Subject to Roadway Easement to Columbia County and subject to Deed Restrictions recorded in O.R. Book 1012, Pages 905-909, Columbia County, Florida, and subject to Power Line Easement.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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, 2011

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:

Nanci Brinkley
Witness: Nanci Brinkley
Shirley Hitson
Witness: Shirley Hitson

Bradley N. Dicks
Bradley N. Dicks, General Partner
Subrandy Limited Partnership

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of February, A.D. 2012

Nanci Brinkley
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks
Address: P O. Box 513 Lake City, FL 32056

