

Prepared by & Return to:  
Matthew D. Rocco  
Sierra Title, LLC  
619 SW Baya Drive, Suite 102  
Lake City, Florida 32025

File Number 07-0288

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DC, P DeWitt Cason Columbia County Page 1 of 2

### General Warranty Deed

Made this August 1, 2007 A.D., By **James Paul Glenn, a married man**, whose post office address is: PO Box 77, Sikes, LA 71473, hereinafter called the grantor, to **Steven L. Atkins and his wife, Kathleen D. Atkins**, whose post office address is: 900 SW Koonville Avenue, Lake City, FL 32024, 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.

See Exhibit A attached hereto and made a part hereof.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 00267-000

**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, 2006.

**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:

Sam Burbach  
Witness Printed Name Sam Burbach

James Paul Glenn (Seal)  
James Paul Glenn  
Address: PO Box 77  
Sikes, LA 71473

Deborah L. Sharpe  
Witness Printed Name Deborah L. Sharpe

\_\_\_\_\_  
(Seal)  
Address.

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 1 day of August, 2007, by James Paul Glenn, a married man, who is/are personally known to me or who has produced LA driver's license as identification.

Deborah L. Sharpe  
Notary Public  
Print Name: Deborah L. Sharpe  
My Commission Expires: 6/7/09



Prepared by & Return to:

Matthew D Rocco

Sierra Title, LLC

619 SW Baya Drive, Suite 102

Lake City, Florida 32025

File Number: 07-0288

## **EXHIBIT A - LEGAL DESCRIPTION**

### **PARCEL "A"**

PART OF THE EAST  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NE CORNER OF THE SW  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00 DEGREES 29'30"E., ALONG THE EAST LINE OF SAID SW  $\frac{1}{4}$ , A DISTANCE OF 1454.66 FEET; THENCE CONTINUE S.00 DEGREES 29'30"E., ALONG SAID EAST LINE, 1192.66 FEET TO A CONCRETE MONUMENT MARKING THE SE CORNER OF SAID SW  $\frac{1}{4}$ ; THENCE S.88 DEGREES 21'30"W., ALONG THE SOUTH LINE OF SAID SW  $\frac{1}{4}$ , A DISTANCE OF 76.94 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 252-A (A.K.A. SW KOONVILLE AVENUE), AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY, AND THE POINT OF BEGINNING; THENCE CONTINUE S.88 DEGREES 21'30"W., STILL ALONG SAID SOUTH LINE, 1243.05 FEET TO A CONCRETE MONUMENT MARKING THE SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1079 PAGE 2595 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.00 DEGREES 22'48"W., ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN ORB 1079 PAGE 2595, A DISTANCE OF 350.23 FEET TO A CONCRETE MONUMENT, LS 4708; N.88 DEGREES 22'01"E., 1244.67 FEET TO A CONCRETE MONUMENT, LS 4708, SET ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE S.00 DEGREES 06'49"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 350.08 FEET TO THE POINT OF BEGINNING

### **PARCEL "B"**

PART OF THE EAST  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NE CORNER OF THE SW  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00 DEGREES 29'30"E., ALONG THE EAST LINE OF SAID SW  $\frac{1}{4}$ , A DISTANCE OF 1454.66 FEET; THENCE CONTINUE S.00 DEGREES 29'30"E., ALONG SAID EAST LINE, 1192.66 FEET TO A CONCRETE MONUMENT MARKING THE SE CORNER OF SAID SW  $\frac{1}{4}$ ; THENCE S.88 DEGREES 21'30"W., ALONG THE SOUTH LINE OF SAID SW  $\frac{1}{4}$ , A DISTANCE OF 76.94 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 252-A (A.K.A. SW KOONVILLE AVENUE), AN 80 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE CONTINUE S.88 DEGREES 21'30"W., STILL ALONG SAID SOUTH LINE, 1243.05 FEET TO A CONCRETE MONUMENT MARKING THE SW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1079 PAGE 2595 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N.00 DEGREES 22'48"W., ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN ORB 1079 PAGE 2595, A DISTANCE OF 350.23 FEET TO A CONCRETE MONUMENT, LS 4708, AND THE POINT OF BEGINNING; THENCE CONTINUE N.00 DEGREES 22'48"W., ALONG SAID WEST LINE OF SAID LANDS DESCRIBED IN ORB 1079 PAGE 2595, A DISTANCE OF 843.55 FEET TO THE NW CORNER OF SAID LANDS DESCRIBED IN ORB 1079 PAGE 2595; THENCE N.88 DEGREES 29'30"E., ALONG THE NORTH LINE OF SAID LANDS, 1248.53 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE; THENCE S.00 DEGREES 06'49"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 840.93 FEET TO A CONCRETE MONUMENT, LS 4708; THENCE S.88 DEGREES 22'01"W., 1244.67 FEET TO THE POINT OF BEGINNING.