

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 19-0321

Inst: 201912025445 Date: 10/31/2019 Time: 1:58PM
Page 1 of 2 B: 1397 P: 1990, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy ClerkDoc Stamp-Deed: 2590.00

General Warranty Deed

Made this October 30, 2019 A.D. By **David A. Mrvica and Barbara A. Mrvica**, whose post office address is: 17051 27th Place, Lake City, Florida 32024, hereinafter called the grantor, to **Twin Springs MH Park, LLC, a Florida Limited Liability Company**, whose post office address is: P. O. Box 3338, Lake City, Florida 32056, 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:

Commence at the Northeast corner of Section 33, Township 3 South, Range 16 East, Columbia County, Florida, and run South 88 degrees 18 minutes 45 seconds West, along the North line of said Section 33, a distance of 520.35 feet to the Northwest corner of a parcel of land described in Official Records Book 955, Page 194 of the Public Records of Columbia County, Florida and the Point of Beginning; thence South 04 degrees 35 minutes 13 seconds West, along the Westerly line of said parcel of land and also along the Westerly line of a parcel of land described in Official Records Book 910, Page 2578, a distance of 483.39 feet to the Southwest corner of said parcel of land described in Official Records Book 910, Page 2578; thence South 85 degrees 27 minutes 59 seconds East along the Southerly line of said parcel of land 201.14 feet to the Northwest corner of a parcel of land described in Official Records Book 680, Page 54; thence South 04 degrees 41 minutes 38 seconds West along the Westerly line of said parcel of land 104.69 feet to the Southwest corner of said parcel of land; thence South 85 degrees 24 minutes 15 seconds East along the Southerly line of said parcel of land 284.61 feet to a point on the Westerly maintained right of way line of NW Turner Avenue; thence South 04 degrees 41 minutes 13 seconds West along said Westerly maintained right of way line 60.00 feet to the Northeast corner of a parcel of land described in Official Records Book 893, Page 2849; thence North 85 degrees 24 minutes 15 seconds West along the North line of said parcel of land 287.02 feet to the Northwest corner of said parcel of land; thence South 04 degrees 16 minutes 56 seconds West along the Westerly line of said parcel of land and along the Westerly lines of parcels of land described in Official Records Book 736, Page 869 and in Official Records Book 853, Page 500, a distance of 493.89 feet to the Southwest corner of said parcel of land described in Official Records Book 853, Page 500, said point being also on the Northerly line of a parcel of land described in Official Records Book 854, Page 1064; thence South 89 degrees 30 minutes 20 seconds West, along said Northerly line a distance of 11.92 feet to the Northwest corner of said parcel of land; thence South 00 degrees 28 minutes 53 seconds East, along the Westerly line of said parcel of land to a point on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence South 89 degrees 32 minutes 46 seconds West, along said South line 655.08 feet; thence North 04 degrees 08 minutes 51 seconds East, 78.73 feet; thence North 77 degrees 58 minutes 39 seconds West, 345.56 feet to a point on the West line of said Northeast 1/4 of the Northeast 1/4; thence North 05 degrees 14 minutes 02 seconds East along said West line 1140.36 feet to the Northwest corner of said Northeast 1/4 of the Northeast 1/4; thence North 88 degrees 18 minutes 45 seconds East along the North line of said Section 33 a distance of 785.23 feet to the Point of Beginning.

Together with the following described mobile homes located thereon:

- 1.) 1964 HILL single wide with Identification Number 1134
- 2.) 1971 FLAM single wide with Identification Number 1401742
- 3.) 1982 SPRI double wide with Identification Numbers GAFL2AC17340445 & GAFL2BC17340445
- 4.) 1985 LIBE single wide with Identification Number 02L23393
- 5.) 1990 HOME double wide with Identification Numbers HMST5304AGA & HMST5304BBGA
- 6.) 1994 HARB double wide with Identification Numbers GAFLP54A73434HS & AFLP54B73434HS
- 7.) 1994 HORT single wide with Identification Number H104152G

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 33-3S-16-02440-000

Subject to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

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.

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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, 2020.

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:

Wade A. Swat
As to Both
Witness Printed Name Wade A. Swat

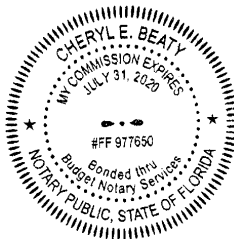
David A. Mrvica (Seal)
David A. Mrvica

Brent Williams
As to Both
Witness Printed Name Brent Williams

Barbara A. Mrvica (Seal)
Barbara A. Mrvica

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 30th day of October, 2019, by David A. Mrvica and Barbara A. Mrvica, who is/are personally known to me or who has produced FLDL as identification.



Cheryle E. Beaty
Notary Public
Print Name: Cheryle E. Beaty
My Commission Expires: 7-31-2020