

Consideration
50,000.00
Doc 350.00

Prepared By and Return To:
Deas Bullard Properties
672 East Duval Street
Lake City, Florida 32055

Inst:201512010025 Date:6/8/2015 Time:1:15 PM
Doc Stamp-Deed:350.00
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1295 P:2463

WARRANTY DEED

This Warranty Deed made this 4 th day of June 2015 by DEAS BULLARD PROPERTIES, LLP a Florida limited liability partnership, hereinafter referred to as Grantor to KEVIN JAMES WHITE AND ASHLEY NOEL LEE WHITE, HIS WIFE. whose post office address is 1156 Keene Road, Dunedin, Florida 34698, hereinafter referred to as the Grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida.

SEE ATTACHMENT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**a/k/a Parcel 1, Turkey Haven, an unrecorded subdivision in Sections 29 & 32, T 5S, R 16 E
a/k/a 3766 SW Watson Street, Lake City, FL 32024**

Parcel Identification Numbers: 29-5S-16-03737-101

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 as noted above and taxes accruing subsequent to December 31, 2014.

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:

DEAS BULLARD PROPERTIES, a Florida
limited liability partnership

Holly C. Hanover
Witness: Holly C. Hanover

Martha Jo Khachigan L.S.
By: Martha Jo Khachigan, partner

Ruby R. Middleton
Witness: Ruby R. Middleton

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Martha Jo Khachigan, Partner on behalf of Deas Bullard Properties, a Florida limited liability partnership. She is personally known to me and who executed before me the foregoing deed and acknowledged before me that he executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 4 th day of June 2015.

Holly C. Hanover
Printed Name Holly C. Hanover
Notary Public, State of Florida



EXHIBIT "A"
LEGAL DESCRIPTION

Turkey Haven, an unrecorded subdivision, in Sections 29 & 32, Township 5 South, Range 16 East, Columbia County, Florida.

Parcel No 1:

Begin at the Northeast Corner of the SW 1/4, Section 29, Township 5 South, Range 16 East, Columbia County, Florida and run thence S 88°58'51" W along the South Line of Watson Road (A county maintained graded road) 652.87 feet; thence S 00°15'41" E, 676.60 feet; thence N 89°01'09" E, 652.86 feet to the East line of said SW 1/4; thence N 00°15'41" W along said East line, 667.04 feet to the Point of Beginning, said lands being subject to an easement for ingress and egress as follows; The West 30 feet and that portion of a 60-foot radius cul-de-sac in the Southwest corner thereof.

Easement Description:

A 60 foot easement for ingress and egress described as follows:

A strip of land being 60 feet wide, 30 feet on each side of the following described centerline: Commence at the Northeast corner of the SW 1/4 of Section 29, Township 5 South, Range 16 East and run thence S 88°58'51" W, along the South line of SW Watson Street, 652.87 feet to the Point of Beginning of said centerline; thence S 00°15'41" E, 676.60 feet to the center of a 60 foot radius cul-de-sac and the terminus of said centerline. The side lines are to meet all angle points.