

Recording Fees: \$ 15.00
 Documentary Stamps: + 171.50
 Total: \$ 186.50

OFFICIAL RECORDS

Prepared By And Return To:

SOUTHEAST TITLE GROUP, LLP 99-00185

Address: 4421 NW 38th Avenue
 Building 2, Suite 2
 Gainesville, FL 32606

SE File #98G-12036JBS/Jannette Boyd

Property Appraisers Parcel I.D. Number(s):

Grantee(s) S.S.#(s):

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

1999 JAN -6 PM 4:21

RECORDED

CO. BY: [Signature]

WARRANTY DEED

THIS WARRANTY DEED made and executed the 30th day of December, 1998, by COLUMBIA PLANTATION COMPANY, a corporation existing under the laws of State of Florida, and having its principal place of business at 5345 ORTEGA BLVD., STE. #7, JACKSONVILLE, FL 32210, hereinafter called the Grantor, to THOMAS D. ANDERSON and KAREN T. ANDERSON, HUSBAND AND WIFE, whose post office address is: 4598 SW 83RD ST., PALM CITY, FL 34990-5076, hereinafter called the Grantee:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County, State of Florida, viz:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to Restrictions, Reservations and Easements of Record.

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, and hereby 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.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
 in the presence of:

COLUMBIA PLANTATION COMPANY

[Signature]
 Witness Signature

Printed Name: Holly Williams

[Signature]
 Witness Signature

Printed Name: Heather Strickland

BY: [Signature]
 LEE D. WEDEKIND, JR., President
 Addr: 5345 ORTEGA BLVD., STE. #7,
 JACKSONVILLE, FL 32210

ATTEST: [Signature]
 Secretary

(CORPORATE SEAL)

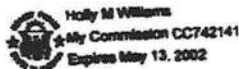
BK 0872 PG 1061

OFFICIAL RECORDS

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgements, personally appeared LEE D. WEDEKIND, JR., well known to me to be the _____ President and _____ respectively of the corporation named as Grantor in the foregoing deed, who are personally known to me and who took an oath that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation.

Witness my hand and official seal in the county and state aforesaid this ____ day of December, 1998.



Holly M. Williams
Notary Public Sign Above
Print Name: _____
My Commission #: _____
My Commission expires: _____

THIS ORIGINAL IS
OF POOR LEGIBILITY

EXHIBIT "A"

BK 0872 PG 1062

PARCEL 24

OFFICIAL RECORDS
COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 00°03'14" E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12 22.91 FEET TO THE SOUTH LINE OF ICHETUCKNEE ROAD (A COUNTY MAINTAINED GRADED ROAD, THENCE N 89°26'50" E ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 561.07 FEET, THENCE N 89°05'20" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 1400.65 FEET, THENCE N 89°52'53" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 1699.01 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N 89°52'53" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 54.69 FEET, THENCE S 88°21'01" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 144.32 FEET, THENCE S 83°46'15" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 122.55 FEET, THENCE S 74°12'45" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 532.72 FEET, THENCE S 00°20'48" W, 420.67 FEET, THENCE N 89°38'15" W, 834.36 FEET, THENCE N 00°20'48" E, 577.67 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING A PART OF THE NW 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 17 EAST.

60-FT. ROAD EASEMENTS

A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 00°03'14" E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12 22.91 FEET TO THE SOUTH LINE OF ICHETUCKNEE ROAD (A COUNTY MAINTAINED GRADED ROAD, THENCE N 89°26'50" E ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 561.07 FEET, THENCE N 89°05'20" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 785.95 FEET TO THE POINT OF BEGINNING, THENCE S 00°20'48" W, 1319.95 FEET TO REFERENCE POINT "A", THENCE CONTINUE S 00°20'48" W, 572.7 FEET TO REFERENCE POINT "B", THENCE CONTINUE S 00°20'48" W, 743.46 FEET TO REFERENCE POINT "C", THENCE N 89°38'15" W, 664.25 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "A" AND RUN THENCE N 89°38'15" W, 668.85 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "B" AND RUN THENCE S 89°38'15" E, 1300.53 FEET TO REFERENCE POINT "D", THENCE CONTINUE S 89°38'15" E, 1300.06 FEET TO REFERENCE POINT "E", THENCE N 00°20'48" E, 671.46 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "D" AND RUN THENCE N 00°20'48" E, 671.46 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "E" AND RUN THENCE S 00°20'48" W, 671.46 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. SAID EASEMENTS BEING A PART OF THE NE 1/4 OF SECTION 12 AND THE NW 1/4 OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 17 EAST.