

Inst. Number: 201312019925 Book: 1266 Page: 2183 Date: 12/13/2013 Time: 3:09:27 PM Page 1 of 2
 Doc Deed: 0.70 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

This Instrument Prepared by & return to:
 Name **BILLIE SUE WALLER**
 Address **5941 S US HWY 441**
LAKE CITY, FLORIDA 32025

Inst 201312019925 Date 12/13/2013 Time 3:09 PM
 Doc Stamp-Deed 0.70
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Parcel ID # 08825-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 9th day of December, A.D. 2013, by **BILLIE SUE WALLER**
DONNA MARIE DUNCAN and **ELIZABETH CARMEN BARRINGTON**, CONVEYING NON-HOMESTEAD
 PROPERTY, hereinafter called the grantors, to **CHRISTOPHER DAVID SCHNEIDERS**, whose post office address
 is **171 SE SCHNEIDERS GLEN, LAKE CITY, FLORIDA 32025**, hereinafter called the grantee.

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County State of Florida, viz:

A PART OF THE EAST ¼ OF SECTION 28 AND PART OF THE WEST ¼ OF SECTION 27, ALL IN TOWNSHIP 4 SOUTH, RANGE 17 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH ¼ OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 28 AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41 AND RUN N 89°00'56" E, ALONG THE SOUTH LINE OF THE SAID NORTH ¼ OF THE NE ¼ OF SE ¼ AND ITS EXTENSION, 1137.18 FEET, THENCE N 01°17'02" W, 720.77 FEET FOR A POINT OF BEGINNING, THENCE S 87°37'06" W, 357.08 FEET, THENCE N 01°17'02" W, 547.50 FEET, THENCE N 87°37'06" E, 357.08 FEET, THENCE S 01°17'02" E, 547.50 FEET TO THE POINT OF BEGINNING

SUBJECT TO AN APPARENT OVERHEAD UTILITY EASEMENT

TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS AS LIES 30.00 FEET TO THE LEFT (SOUTH) OF THE FOLLOWING DESCRIBED LINE

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH ¼ OF THE NE ¼ OF THE SE ¼ OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41 AND RUN N 89°00'56" E, ALONG THE SOUTH LINE OF THE SAID NORTH ¼ OF THE NE ¼ OF SE ¼ AND ITS EXTENSION, 1137.17 FEET, THENCE N 01°17'02" W, 720.77 FEET; THENCE S 87°37'06" W, 357.08 FEET, THENCE N 01°17'02" W, 547.50 FEET FOR THE POINT OF BEGINNING OF SAID LINE; THENCE S 87°37'06" W, 1451.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #41 AND TO THE POINT OF TERMINATION OF SAID LINE SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF

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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple, that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 2013