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THIS INSTRUMENT WAS PRESARED BY:

TERRY M (AZI) FOST OFFICE BOX (323 LAFF CITY, F 32056-13.4

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PET PH TO:

TERRY M DAVID POST OFFICE BOX 1328 TAFE CITE, FL 3 055 1323

Propert. Aptraiser 8
Pares: 16 tifinat a h
1,-49-15-00350-000

Would an

WARRANTY DEED

IHIS INDENTURE, made this 1/th day of February 1905, BITWEEN JUANILA M. FRNSE, an unremarried widow, whose post office address is 851/ Cordov a Avenue, Orange Park, Florida 320/3, of the County of Clay, State of Florida, grantor\*, and HOWARD r. HIGGINBOTHAM and his wif, YVONNE M. HIGGINBOTHAM, whose post office address is Route 4, Box 205, Take City, Florida 32024, of the County of Columbia, State of Florida, grantee\*.

WINNESSIME that said granter, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations to said granter in hand part by said grantee, the receipt whereof is here! "icknowledged, has granted, bargained in sol" to the said grantee, and grantee's heres in lassign forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

TOWNSHIP & SOUTH - RANGE 1 . LAST

SECTION 12: N 1/2 of W 1/4

SUBJECT 0. Rest., tions, elsements and cutstimling mineral rights of iscord, if any, and tixes for the current  $\gamma_{\rm CM}$ 

Y B. The spouse with whom title to this property was acquired was continuously married to the namel grantor in this leed from the time of its acquestion through the time of sail spouse's leafy.

and call grantor does be sky fully warrant the title to said land, and will defend the same against the lawful claims of all persons whom occurs.

\*"unintim" and "nintee" we used for singular or plural, as context require.

COURTS, LULUMBIA COUNTY

95 deed for 603,0-od

IN WITHFSS WHERFOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(Pirst Witness)
Printed Name

Ji Contro (don) 16 Elife (second witness) 10 Ann V Elroy Printed Name

STATE OF FLORIDA COUNTY OF COLUMBIA

the foregoing instrument was acknowledged before me this 17th day of February 1993, by JUANITA M. FRNST who is personally known to me and who did not take an oath.

Notary Public
My Commission Expires:

MYRTLE ANN ACELROY
MY COMMISSION # DC 414923
EXPIRES FROMING 2 19-9
Bonded Thru recent Public Underning

Inst. Number: 201712022441 Book: 1349 Page: 1259 Page 2 of 2 Date: 12/8/2017 Time: 4:11 PM P.DeWitt Cason Clerk of Courts, Columbia County, Florida Doc Deed: 385.00

Prépared by Elaine R Davis/Debbie G Moore American Title Services of Lake City, Inc 321 SW Main Boulevard Suite 105 Lake City, Florida 32025

File Number 17-658

"Schedule A"

PARCEL "A"

## **TOWNSHIP 4 SOUTH, RANGE 15 EAST**

SECTION 12: That part of the NE 1/4 of the SW 1/4 of Section 12, Township 4 South, Range 15 East, Columbia County, Florida, described as follows: Commence at the Southeast corner of the NE 1/4 of the SW 1/4 of said Section 12 and run thence North 00°50′27" West along the West Right-of-Way line of Jafus Allen Road, being also the East line of HOWARD ACRES, a subdivision according to plat thereof recorded in Plat Book 7, Pages 38 and 39, of the Public Records of Columbia County, Florida, a distance of 661 38 feet to the Point of Beginning, Thence South 88°46′39" West, 1323 39 feet to the West line of said NE 1/4 of SW 1/4, Thence North 00°41′34" West, along said West line, 661 09 feet to the Northwest corner of said NE 1/4 of SW 1/4; Thence North 88°46′07" East, along the North line of said NE 1/4 of SW 1/4, 626 61 feet, Thence South 00°50′17" East, along the West line of said HOWARD ACRES, 631 17 feet to the Southwest corner of LOT 2 of said HOWARD ACRES; Thence North 88°46′39" East, along the South line of said LOT 2, 695.00 feet to said West Right-of-Way line of Jafus Allen Road, Thence South 00°50′27" East, along said West Right-of-Way line, 30 00 feet to the Point of Beginning. The South 30 feet of said Lands being SUBJECT TO an Easement for Ingress and Egress IN COLUMBIA COUNTY, FLORIDA.

Thillie o this bound Haines City Photics

tion is the solon page as of a come with \$28,222(4), 7.5 . 2 . 1 SECTION CHARL 10

Siciry 12	towsship	4 SOUTH	RANGE 15 EAST
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SCALE & Inches Equals E Mile

## Thich Eq. als 10 chans 660 Feet 40 Rods or 220 Yards

One Unix 92 Liches One Chain of 66 Feet 4 Rods or 400 Links One R-1 101 Lice U4 Chain or 25 Links One United One Wille 5 280 Feet 320 Rods or 80 Chains All Measuremetts in the crim ont Surveys are Indicated by Links and Chains

One Squing Rod Contains 2724 Square Feet
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One Acte to this D 300 Squing Feet of Rod Square Rods
Once (Horieste of within Cits Dinner Contains 41780 Sq. Ft.
Fire Square Chains — Ore Acte. Sectional Map of a Township With Adjoining Sections 36 31 32 33 34 35 36 31 1 6 5 4 3 2 1 6 A Section of Fanal Is One Square Min, and Cont. is 640 Acres. 1. Section Contains Ind Acres. A Township Acres 36 Square Miles of Contains 1940 Acres. 1 6 5 4 3 2 1 6 12 7 8 9 10 11 12 7 13 18 17 16 15 4 13 18 24 19 20 21 22 23 24 19 25 30 29 28 27 26 25 30 36 J1 32 33 34 35 36 31 1 6 5 4 3 2 1 6 1111 申刊更整理者的董事也与與監察員計論制度 2014A7 打主象老台村菜店用户有等多等間特別等等 SQDB (エットンをより) マーエーデーではSQDB (エットンをより) マート・マート マーエーデーで