

Prepared by and return to:

Brent E. Baris

For the Firm

Brent E. Baris, P.A.

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DC, P.DeWitt Cason, Columbia County Page 1 of 3 B:1313 P:349

Parcel Identification No. 31-7S-17-10070-126 and 31-7S-17-10070-1267

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of March, 2016 between **George D. Schaefer, a married man** whose post office address is **421 Grant St., Dunedin, FL 34698-4976** of the County of Pinellas, State of Florida, grantor*, and **Joseph L. Mannikko and E. Barbara Baris, husband and wife** whose post office address is **1427 SW Woodland Ave., Fort White, FL 32038** of the County of Columbia, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **421 Grant Street, Dunedin, FL 34698**.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jarica Sweet
Witness Name: Jarica Sweet

George D. Schaefer (Seal)
George D. Schaefer

Darlene Mishall
Witness Name: Darlene Mishall

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 30th day of March, 2016 by George D. Schaefer, who ☐ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Darlene Mishall
Notary Public

Printed Name: Darlene Mishall

My Commission Expires: 10-21-18

Exhibit A

DESCRIPTION PARCEL 26:

A PART OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 31 AND RUN THENCE S.87°14'55"W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 6.65 FEET; THENCE S.02°59'53"E., A DISTANCE OF 695.45 FEET; THENCE S.03°16'31"E., A DISTANCE OF 696.37 FEET; THENCE S.04°03'49"E., A DISTANCE OF 700.83 FEET; THENCE S.04°12'38"E., A DISTANCE OF 550.97 FEET; THENCE N.78°56'58"E., A DISTANCE OF 19.62 FEET; THENCE S.03°36'59"E., A DISTANCE OF 153.19 FEET TO THE POINT OF BEGINNING; THENCE S.03°47'52"E., A DISTANCE OF 627.32 FEET; THENCE S.80°34'07"W., A DISTANCE OF 852.39 FEET; THENCE N.02°46'17"W., A DISTANCE OF 726.75 FEET; THENCE N. 87°16'28" E., A DISTANCE OF 835.40 FEET TO THE POINT OF BEGINNING.

AND

DESCRIPTION PARCEL 27:

A PART OF THE W 1/2 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 31, AND RUN THENCE N.87°14'55"E., A DISTANCE OF 50.03 FEET; THENCE S.00°37'02"E., A DISTANCE OF 1392.44 FEET; THENCE S.06°54'44"E., A DISTANCE OF 640.24 FEET; THENCE N.66°25'47"W., A DISTANCE OF 87.87 FEET; THENCE S.77°56'34"W., A DISTANCE OF 42.17 FEET; THENCE S.03°31'35"E., A DISTANCE OF 795.75 FEET TO THE POINT OF BEGINNING; THENCE N.87°12'45"E., 592.45 FEET; THENCE S.02°46'17"E., A DISTANCE OF 726.75 FEET; THENCE S.87°13'43"W., A DISTANCE OF 541.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 08°37'26", A TANGENT LENGTH OF 37.70 FEET, A CHORD BEARING OF N.88°27'35"W. AND A CHORD LENGTH OF 75.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 75.26 FEET TO THE END OF SAID CURVE; THENCE N.00°52'50"W., A DISTANCE OF 721.32 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS:

(EASEMENT 1)

AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING 30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PERPENDICULAR TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.87°14'55"W., ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 737.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE S.01°47'48"E., A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 55°09'08", A TANGENT LENGTH OF 120.12 FEET, A CHORD BEARING OF S.29°22'22"E., AND A CHORD LENGTH OF 212.95 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 221.39 FEET TO A POINT OF REVERSE CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 72°58'42", A TANGENT LENGTH OF 125.74 FEET, A CHORD BEARING OF S.20°27'35"E., AND A CHORD LENGTH OF 202.19 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.53 FEET; THENCE S.16°01'48"W., A DISTANCE OF 282.20 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 16°57'20", A TANGENT LENGTH OF 44.72 FEET, A CHORD BEARING OF S.07°33'06"W., AND A CHORD LENGTH OF 88.46 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET; THENCE S.00°55'34"E., A DISTANCE OF 223.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 09°29'10", A TANGENT LENGTH OF 22.40 FEET, A CHORD BEARING OF S.05°40'09"E., AND A CHORD LENGTH OF 44.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.70 FEET; THENCE S.10°24'44"E., A DISTANCE OF 143.54 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 15°15'21", A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S.02°47'03"E., AND A CHORD LENGTH OF 87.61 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 87.87 FEET; THENCE S.04°50'37"W., A DISTANCE OF 125.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE S.04°50'37"W., A DISTANCE OF 58.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 25°22'17", A TANGENT LENGTH OF 18.01 FEET, A CHORD BEARING OF S.07°50'32"E., AND A CHORD LENGTH OF 35.14 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.43 FEET; THENCE S.20°31'41"E., A DISTANCE OF 284.45 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 19°54'39", A TANGENT LENGTH OF 52.66 FEET, A CHORD BEARING OF S.10°34'21"E., AND A CHORD LENGTH OF 103.73 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.25 FEET; THENCE S.00°37'02"E., A DISTANCE OF 172.66 FEET TO A POINT TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUE S.00°37'02"E., A DISTANCE OF 266.23 FEET TO THE POINT OF CURVATURE OF A CURVE, HAVING A

Exhibit A

(Continued)

RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 47°58'58", A TANGENT LENGTH OF 66.78 FEET, A CHORD BEARING OF S.23°22'27"W., AND A CHORD LENGTH OF 121.98 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 125.62 FEET; THENCE S.47°21'56"W., A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 58°35'13", A TANGENT LENGTH OF 84.15 FEET, A CHORD BEARING OF S.18°04'19"W., AND A CHORD LENGTH OF 146.78 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 153.38 FEET; THENCE S.11°13'17"E., A DISTANCE OF 205.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 43°09'40", A TANGENT LENGTH OF 59.33 FEET, A CHORD BEARING OF S.10°21'33"W., AND A CHORD LENGTH OF 110.34 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00 FEET; THENCE S.31°56'23"W., A DISTANCE OF 183.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°59'20", A TANGENT LENGTH OF 37.57 FEET, A CHORD BEARING OF S.25°26'43"W., AND A CHORD LENGTH OF 74.65 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.81 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D", SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "A", AND RUN THENCE N.81°32'45"E., A DISTANCE OF 701.09 FEET; THENCE N.87°14'29"E., A DISTANCE OF 627.20 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURNS, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT AFOREMENTIONED POINT "B", AND RUN THENCE S.84°04'22"W., A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'54", A TANGENT LENGTH OF 78.93 FEET, A CHORD BEARING OF N.81°11'11"W., AND A CHORD LENGTH OF 152.67 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.37 FEET; THENCE N.66°26'45"W., A DISTANCE OF 156.72 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 26°53'38", A TANGENT LENGTH OF 78.90 FEET, A CHORD BEARING OF N.79°53'33"W., AND A CHORD LENGTH OF 153.48 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 154.90 FEET; THENCE S.86°39'38"W., A DISTANCE OF 616.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E": THENCE N.44°18'47"W., A DISTANCE OF 17.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42°37'37", A TANGENT LENGTH OF 78.03 FEET, A CHORD BEARING OF N.22°59'59"W., AND A CHORD LENGTH OF 145.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 148.80 FEET; THENCE N.01°41'10"W., A DISTANCE OF 565.91 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURNS, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE: THENCE RETURNING TO THE AFOREMENTIONED POINT "E", RUN THENCE S.44°18'47"E., A DISTANCE OF 46.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 42°33'27", A TANGENT LENGTH OF 40.89 FEET, A CHORD BEARING OF S.23°02'04"E., AND A CHORD LENGTH OF 76.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET; THENCE S.01°45'20"E., A DISTANCE OF 1970.74 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURNS, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "C", AND RUN THENCE N.85°13'54"E., A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 13°51'33", A TANGENT LENGTH OF 36.46 FEET, A CHORD BEARING OF N.78°18'07"E., AND A CHORD LENGTH OF 72.39 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.57 FEET; THENCE N.71°22'21"E., A DISTANCE OF 354.70 FEET; THENCE N.77°56'34"E., 62.17 FEET; THENCE S.66°25'47"E., A DISTANCE OF 207.86 FEET; THENCE S.89°03'47"E., 142.06 FEET; THENCE N.87°13'37"E., A DISTANCE OF 301.36 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURNS, SAID POINT BEING A POINT OF TERMINATION OF SAID CENTERLINE. THENCE BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71°02'57"W., A DISTANCE OF 6.24 FEET; THENCE S.19°16'58"W., A DISTANCE OF 21.70 FEET; THENCE S.72°18'51"E., A DISTANCE OF 780.47 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 20°27'26", AND A TANGENT LENGTH OF 90.22 FEET, A CHORD BEARING OF S.82°32'34"E., AND A CHORD LENGTH OF 177.58 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 178.52 FEET; THENCE N.87°13'43"E., A DISTANCE OF 541.28 FEET TO THE RADIUS POINT OF A 50 FOOT CUL-DE-SAC, HAVING 25.00 FOOT RADIUS RETURN, SAID POINT BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

(EASEMENT 2)

ALSO: AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: BEGIN AT THE AFOREMENTIONED POINT "D" AND RUN THENCE N.71°02'57"W., A DISTANCE OF 26.24 FEET; THENCE S.19°16'56"W., A DISTANCE OF 1823.87 FEET; THENCE S.70°43'02"E., A DISTANCE OF 64.05 FEET; THENCE N.27°25'42"E., A DISTANCE OF 40.56 FEET; THENCE N.18°54'40"E., A DISTANCE OF 631.89 FEET; THENCE N.70°43'02"W., A DISTANCE OF 25.70 FEET; THENCE N.19°16'58"E., A DISTANCE OF 1152.07 FEET; THENCE N.71°02'57"W., A DISTANCE OF 13.76 FEET TO THE POINT OF BEGINNING.