

ALB

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

Inst: 201712008107 Date: 05/03/2017 Time: 2:10PM
Page 1 of 1 B: 1335 P: 2636, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 910.00

File Number: 17-218FLORIDA

General Warranty Deed

Made this May 2, 2017 A.D.

By **DEREK SNEAD**, whose address is [REDACTED] hereinafter called the grantor,

To **RANDOLPH SCOTT MCKENZIE and TINA DENISE MCKENZIE**, husband and wife, whose post office address is: 21274
33RD Road, Lake City, Florida 32024, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 3 SOUTH, RANGE 16 EAST

SECTION 23: Begin at a Point designated as P.R.M. No. 32 as shown on a plat of **WOODBOROUGH PHASE I**, a subdivision as recorded in Plat Book 5, Pages 114 and 114A of the public records of Columbia County, Florida, and run North 89°25'40" East along the Southerly Right of Way Line of Scenic Lake Drive as shown on said plat of **WOODBOROUGH PHASE I**, a distance of 52.79 feet; Thence South 19°24'41" West, 458.11 feet to a Concrete Monument at the Approximate Water's Edge of Lake Jeffrey; Thence continue South 19°24'41" West, a distance of 80.00 feet to a point in the Water's Edge of said Lake Jeffrey; Thence North 89°03'57" West along a property line, 194.89 feet; Thence North 17°04'40" East, 172.12 feet to a Concrete Monument at the Approximate Water's Edge of Lake Jeffrey; Thence continue North 17°04'40" East, 351.40 feet to a point on the Southerly Right of Way Line of said Scenic Lake Drive; Thence North 88°50'37" East along said Southerly Right of Way Line, 167.21 feet to the Point of Beginning. Said Lands lying and being in Section 23, Township 3 South, Range 16 East. **IN COLUMBIA COUNTY, FLORIDA.**

Parcel ID Number: 02270-001

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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 taxes accruing subsequent to December 31, 2016.

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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

Debbie G. Moore
Witness Printed Name Debbie G. Moore

State of **FLORIDA**
County of **COLUMBIA**

DEREK SNEAD (Seal)
[REDACTED]

The foregoing instrument was acknowledged before me this 2nd day of May, 2017, by **DEREK SNEAD**, who is/are personally known to me or who has produced **DRIVERS LICENSES** as identification.

