

REC 271.00
P.S. 630.00

3 of 5

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: OL2206018

General Warranty Deed

Made this August 5, 2022 A.D. By **Elizabeth A. Keith**, hereinafter called the grantor, to **David F. Hope and Loretta L. Hope, husband and wife**, whose post office address is: **11070 NW 60th Drive, Alachua, FL 32615**, 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:

Lot 2

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 35, Township 6 South, Range 16 East, Columbia County, Florida and run N. 89°36'26" W., along the North line of said NE 1/4 of the NW 1/4, 655.75 feet to the Point of Beginning; thence S. 01°00'20" W., 1290.95 feet; Thence N. 88°56'24" W., 344.46 feet; Thence N. 01°00'20" E., 1298.93 feet, more or less to the Southerly line of a county graded road known as SW Cook Street; Thence run along said Southerly line of county graded road a chord bearing and distance of N. 86°41'28" E., 345.44 feet, more or less; Thence departing said Southerly line of said county graded road S. 01°00'20" W., 34.29 feet, more or less to the point of beginning.

Parcel ID Number: 35-6S-16-04068-102

The land described herein is not the homestead of the grantor(s) and neither the grantor nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land

Subject to covenants, restrictions (hereby attached), easements, limitations and reservations of record (if any) and taxes for the current year.

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.

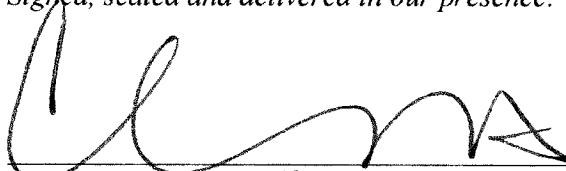
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

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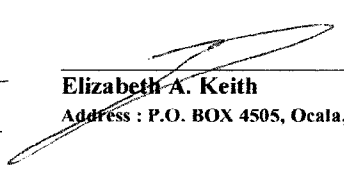
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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 Signature
Witness #1 Printed Name Christine G. Albright



Witness #2 Signature
Witness #2 Printed Name Michelle M. Bailey


Elizabeth A. Keith
Address : P.O. BOX 4505, Ocala, FL. 34478

(Seal)

State of Florida
County of Marion

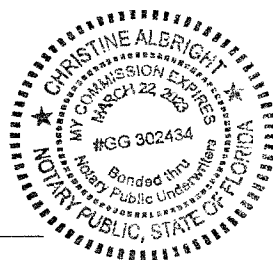
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of August, 2022, by Elizabeth A. Keith


Signature Notary Public
Notary Public Printed Name: Christine G. Albright

My Commission Expires: _____

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced 



(SEAL)

Schedule B

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS: That this Declaration of Restrictions and Protective Covenants is made and entered into by COLUMBIA LAND MAINTENANCE, LLC, a Florida limited liability company, hereinafter referred to as the "Seller".

WITNESSETH

WHEREAS, the Seller is the owner of certain real property in Columbia County, Florida, which is more particularly described as:

Cook Estates Division of Land
See Legal Description in Schedule A

NOW, THEREFORE, the Seller hereby declares that the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, and their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. No permanent dwelling is permitted which has a ground floor area, exclusive of open porches, decks or garages, of less than 1,400 square feet. Singlewide mobile homes and container homes are not allowed. Doublewide mobile homes will be allowed, provided that they meet the minimum square footage requirement of 1,400 square feet and are in good condition. Mobile homes older than seven (7) years when placed on the property must be approved in writing by the Developer or entity enforcing these restrictions. All mobile homes must be skirted within sixty (60) days of being delivered to the property. Mobile homes must be set up in accordance with the State of Florida standards and maintained in a neat and orderly fashion.
2. Travel trailers, campers and motorhomes shall not be used as living quarters on any lot. Camping is not permitted, even on a temporary basis.
3. No noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be erected thereon for any type of commercial purposes or which may be or become an annoyance or nuisance. No sign of any kind shall be displayed on the parcel, except one sign of not more than five square feet advertising the property for sale or rent.
4. The Owner shall keep their parcel clean and cleared of cumulative growth and rubbish (trash, junk, garbage, abandoned automobiles, etc.).
5. No swine shall be raised, bred or kept on the parcel. Dogs (except pit bulldogs), cats and other pets may be kept, so long as they are within the confines of a fence, pen, etc., or within the Owner's dwelling place. Large animals shall be limited to one per acre, i.e., one (1) cow or one (1) horse per acre. Animal pens shall be kept clean and neat in appearance. All animals shall be maintained so as not to be a nuisance.
6. No defacement of property is allowed. Borrow pits are not allowed. A pond may be constructed and maintained on any lot so long as all necessary permits are obtained. If a pond is constructed, it must be maintained in such a way as not to become a nuisance.
7. No hunting nor any target practice with firearms shall be permitted.
8. If any Owner, person, firm or corporation, or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants contained herein, it shall be lawful for the Seller, its successors in title to Prosecute and proceed at law or equity against the Owner, person, firm or corporation, or their heirs, successors or assigns, violating or attempting to violate the covenants herein, and obtain any injunctive relief or other remedy provided by law, including but not limited to, damages, costs and attorney's fees, including any appeals. Said costs may be collected by the placing of a lien thereof against the parcel and by its foreclosure in due and legal manner.