

Prepared by and return to:

Rob Stewart
Lake City Title
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File No 2019-3090
Parcel Identification No 01-7S-15-04149-409

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4th day of September, 2019 between Worth W. McMains, Jr. and Ellen R. Turner, Husband and Wife, whose post office address is **265 SE Sprite Loop, High Springs, FL 32643**, of the County of Columbia, State of Florida, Grantors, to **Richard Muckle and Roseanne Muckle, Husband and Wife**, whose post office address is **149 SW Hugh Wilson Way, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lots 9 and 10, Block 4, Wilson Springs Community Phase 1-B, a subdivision according to the plat thereof recorded in Plat Book 7, Page 111-115, of the Public Records of Columbia County, Florida. Together with a 1975 single wide mobile home with no VIN or ID numbers.
Being the same lands as described in Official Records Book 1074, Page 2791, Public Records of Columbia County, Florida and more particularly described as follows:

WILSON SPRINGS PHASE 1, BLOCK 4 LOT 9

Commence at the Northeast corner of the SE 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 00°15'08" East along the East line of said Section 1, a distance of 1218.72 feet to a point on the Northerly line of Wilson Springs Phase 1, an unrecorded subdivision; thence continue South 00°15'08" East still along said East line of Section 1, a distance of 967.53 feet to a point on the Southeasterly right-of-way line of SW Memorial Drive (a county road); thence South 48°19'52" West along said Southeasterly right-of-way line 180.98 feet; thence North 64°17'42" West along the Southerly right-of-way line of said SW Memorial Drive 48.88 feet; thence North 80°02'41" West still along said Southerly right-of-way line 895.36 feet to the Point of Beginning; thence South 09°56'18" West 99.85 feet; thence North 80°07'57" West 99.78 feet; thence North 09°56'49" East 100.00 feet to a point on the Southerly right-of-way line of SW Memorial Drive; thence South 80°02'41" East along said Southerly right-of-way line 99.77 feet to the Point of Beginning. Said lands lying and being in Columbia County, Florida.

AND

WILSON SPRINGS PHASE 1, BLOCK 4 LOT 10

Commence at the Northeast corner of the SE 1/4 of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 0°15'08" East along the East line of said Section 1, a distance of 1218.72 feet to a point on the Northerly line of Wilson Springs Phase 1, an unrecorded subdivision; thence continue South

00°15'08" East still along said East line of Section 1, a distance of 967.53 feet to a point on the Southeasterly right-of-way line of SW Memorial Drive (a county road); thence South 48°19'52" West along said Southeasterly right-of-way line 180.98 feet; North 64°17'42" West along the Southerly right-of-way line of said SW Memorial Drive 48.88 feet; thence North 80°02'41" West still along said Southerly right-of-way line 995.13 feet to the Point of Beginning; thence South 09°56'49" West 100.00 feet; thence North 79°58'26" West 100.06 feet; thence North 09°56'49" East 99.88 feet to a point on the Southerly right-of-way line of SW Memorial Drive; thence South 80°02'41" East along said Southerly right-of-way line 100.06 feet to the Point of Beginning. Said lands lying and being in Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

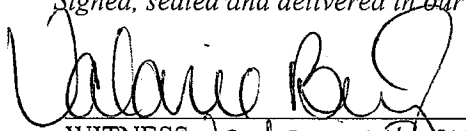

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

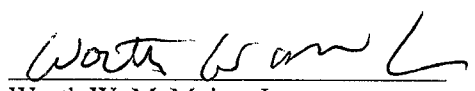
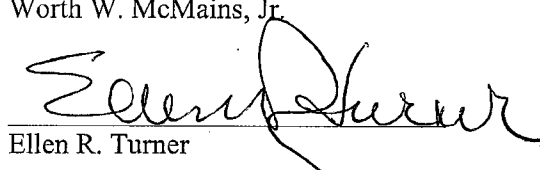
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

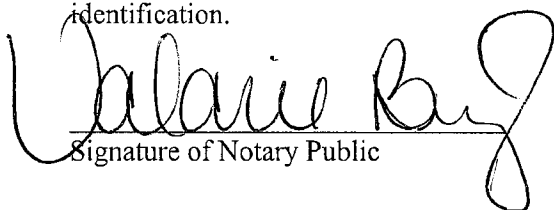
Signed, sealed and delivered in our presence:


WITNESS Valarie Benz

WITNESS Regina Simpkins


Worth W. McMains, Jr.

Ellen R. Turner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4th day of September, 2019, by Worth W. McMains, Jr. and Ellen R. Turner, who are personally known to me or have produced DL as identification.


Signature of Notary Public

