

Prepared by and return to:

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DC, P DeWitt Cason, Columbia County Page 1 of 2 B.1240 P:2405

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Warranty Deed

This Warranty Deed made this 17 day of August, 2012 between Roger Dewey Lee, a married man whose post office address is 4329 Water Oak Lane, Jacksonville, FL 32210, grantor, and Sherie L. Vickers, a married woman whose post office address is 762 SW Barney Street, High Springs, FL 32643, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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:

Parcel 2

COMMENCE AT THE NORTHWEST CORNER OF THE SE ¼ OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 88° 07' 43" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SE ¼, 717.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 07' 43" EAST, ALONG SAID NORTH LINE, 597.30 FEET TO THE EAST LINE OF SAID NW ¼ OF SE ¼; THENCE SOUTH 01° 48' 57" EAST, ALONG SAID EAST LINE, 1328.80 FEET TO THE SOUTH LINE OF SAID NW ¼ OF SE ¼; THENCE SOUTH 88° 14' 20" WEST, ALONG SAID SOUTH LINE 769.56 FEET; THENCE NORTH 01° 50' 04" WEST 461.11 FEET; THENCE NORTH 88° 09' 56 EAST, 172.69 FEET; THENCE NORTH 01° 50' 04" WEST, 866.32 FEET TO THE POINT OF BEGINNING. CONTAINING 20.03 ACRES, MORE OR LESS

PARCEL 6

THE EAST ½ OF SW ¼ OF SE ¼ OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, CONTAINING 20.02 ACRES, MORE OR LESS.

INGRESS AND EGRESS EASEMENT:

THE WEST 35 FEET OF FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE ¼ OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE SOUTH LINE OF SAID NE ¼, SOUTH 89° 12' 34" EAST, 876.34 FEET; THENCE RUN NORTH 00° 47' 44" EAST, 663.92 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE ¼ OF SAID SECTION 17, THENCE RUN ALONG SAID NORTH LINE, NORTH 19° 15' 58" WEST, 876.80 FEET TO THE WEST LINE OF SAID NE ¼; THENCE RUN ALONG THE WEST LINE OF SAID NE ¼, SOUTH 00° 45' 19" WEST, 663.05 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 60 FEET AND THE EAST 20 FEET OF THE NW ¼ OF THE SE ¼, THE WEST 20 FEET OF THE NE ¼ OF SE ¼, THE NORTH 40 FEET OF THE EAST 20 FEET OF THE E ¼ OF SW ¼, THE NORTH 40 FEET OF THE W ¼ OF SE ¼ OF SE ¼, ALL IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA

DoubleTimes

RECREATIONAL EASEMENT

THE EAST 10 FEET AND THE SOUTH 20 FEET OF THE E ¼ OF SW ¼ OF SE ¼; AND THE WEST 10 FEET OF THE W ¼ OF SE ¼ OF SE ¼, ALL IN SECTION 17, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

Parcel Identification Number: 17-7S-17-10010-000

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.

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, 2011.

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:

Witness Name: R. DARRIN JR

Witness Name: CHAD HARRIS

Roger Dewey Lee (Seal)
Roger Dewey Lee

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 17 day of August, 2012 by Roger Dewey Lee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Kristen Haffner
Notary Public

Printed Name: Kristen Haffner

My Commission Expires: 3-15-15

