

Prepared by and return to:

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File Number: 20-425D

Parcel Identification No. 31-6S-17-09815-000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 2nd day of September, 2020 between Glenice LeGree, as Personal Representative of the Estate of Garnell LeGree whose post office address is 3907 SW 101st Lane, Jasper, FL 32052 of the County of Hamilton, State of Florida, grantor*, and Cody Ryan Barrs and Whitney Whidden Barrs, Husband and Wife whose post office address is 466 SW Geranium Lane, 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:

A parcel of land lying in the NW ¼ of the NE ¼ of Section 31, Township 6 South, Range 17 East, Columbia County, Florida, explicitly described as follows:

Commence at the northeast corner of the NW ¼ of the NE ¼ of said Section 31 for the POINT OF BEGINNING; thence on the east boundary thereof S00°13'17"W, a distance of 1319.64 feet to the southeast corner of the NW ¼ of the NE ¼ of said Section 31; thence on the south boundary thereof S89°47'17"W, a distance of 1137.34 feet; thence N00°15'29"E, a distance of 1089.91 feet; N89°43'38"W, a distance of 200.00 feet to the west boundary of the NW ¼ of the NE ¼ of said Section 31; thence on said west boundary N00°15'29"E, a distance of 125.00 feet to the southeasterly right-of-way line of S.W. County Road No. 18; thence on said right-of-way line N49°20'02"E, a distance of 159.20 feet to the north boundary of the NW ¼ of the NE ¼ of said Section 31; thence on said north boundary N89°48'02"E, a distance of 1216.21 feet to the POINT OF BEGINNING.

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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:

William B Brannon Jr
Witness
Printed Name: William B. Brannon, Jr.

Brent Baris
Witness
Printed Name: Brent Baris

Estate of Garnell LeGree

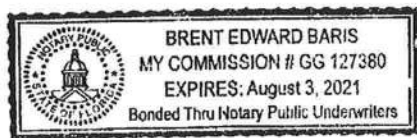
By: Glenice LeGree
Glenice LeGree, Personal Representative

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of September, 2020 by Glenice LeGree, Personal Representative of Estate of Garnell LeGree. Glenice LeGree who ☐ is personally known or ☒ has produced a driver's licenses as identification.

[Seal]

Brent Baris
Notary Public
Print Name: Brent Baris
My Commission Expires: 8/13/21



Suwannee River Water Management District Effective Flood Information Report



LOCATION

Date: 3-24-2021
Parcel: 31-6S-17-09815-000
County: COLUMBIA
STR: S031 T06 R17
Columbia Flood Hazard Areas Status
2/4/2009

FLOOD INFORMATION

Special Flood Hazard Area?
(SFHA): Yes
Flood Zone(s): A
Floodway: No
1% Annual Chance
Flood Elev (BFE): Not Applicable
10% Annual Chance
Flood Elev: Not Applicable
50% Annual Chance
Flood Elev: Not Applicable
Note: Elevations are based on NAVD88
FIRM Panel(s): 12023C0495C

The Federal Emergency Management Agency (FEMA) maintains information about map features, such as street locations and names, in or near designated flood hazard areas. The information herein represents the best available data as of the effective date shown. The applicable Flood Insurance Study and a Digital Flood Insurance Rate Map is available online (<http://www.srwmdfloodreport.com>). To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to also consult the FEMA Map Service Center at 1-800-358-9616 (<http://www.msc.fema.gov>) for information on available products associated with this FIRM panel. Available products from the Map Service Center may include previously issued Letters of Map Change. Requests to revise flood information in or near designated flood hazard areas may be provided to FEMA during the community review period on preliminary maps, or through the Letter of Map Change process for effective maps.

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS

FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060

(386) 362-1001

Toll Free:
(800) 226-1066