



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 2015

Application Fee \$50.00

Receipt No. 751192

Filing Date 7-17-2020

Completeness Date

Special Family Lot Permit Application

A. PROJECT INFORMATION

1. Title Holder's Name: Daniel Andrew and Lisa Gwen Deas
2. Address of Subject Property: TBD
3. Parcel ID Number(s): Cut out of 31-35-16-02413-001
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage of Parent Parcel: 15.81 acres
7. Acreage of Property to be Deeded to Immediate Family Member: .5.68 acres
8. Existing Use of Property: Vacant
9. Proposed use of Property: Homestead
10. Name of Immediate Family Member for which Special Family Lot is to be Granted: _____
Haylee Amber Deas

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Daniel + Lisa Gwen Deas Title: _____
Company name (if applicable): N/A
Mailing Address: 12878 County Rd 137
City: Wellborn State: FL Zip: 32094
Telephone: (386) 688-0351 Fax: (386) 330-4283 Email: gwend@sunn.gov.org

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre).
2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Lisa Gwen Deas

Applicant/Agent Name (Type or Print)

Lisa Gwen Deas

Applicant/Agent Signature

7-16-2020

Date

Columbia County Property Appraiser

Jeff Hampton

2020 Working Values

updated: 6/5/2020

Parcel: << 31-3S-16-02413-001 >>

Owner & Property Info

Result: 3 of 5

Owner	JOYE DONALD K 291 SW ARBOR LN LAKE CITY, FL 32024		
Site	291 ARBOR LN, LAKE CITY		
Description*	S 825 FT OF NE1/4 OF NE1/4 EX BEG NE COR, RUN S 635.80 FT FOR POB, RUN S 160 FT, W 274 FT, N 160 FT, E 274 FT TO POB. ORB 293-239		
Area	24 AC	S/T/R	31-3S-16
Use Code**	IMPROVED A (005000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land (1)	\$12,373	Mkt Land (1)	\$12,373
Ag Land (1)	\$8,855	Ag Land (1)	\$9,154
Building (1)	\$97,837	Building (1)	\$106,128
XFOB (6)	\$18,358	XFOB (6)	\$18,358
Just	\$240,056	Just	\$248,347
Class	\$137,423	Class	\$146,013
Appraised	\$137,423	Appraised	\$146,013
SOH Cap [?]	\$18,794	SOH Cap [?]	\$24,873
Assessed	\$118,629	Assessed	\$121,140
Exempt	HX H3	Exempt	HX H3
Total	county:\$68,629 city:\$68,629	Total	county:\$71,140 city:\$71,140
Taxable	other:\$68,629 school:\$93,629	Taxable	other:\$71,140 school:\$96,140

Aerial Viewer Pictometry Google Maps

© 2019 ○ 2016 ○ 2013 ○ 2010 ○ 2007 ○ 2005 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	SINGLE FAM (000100)	1978	1800	3087	\$97,837

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0190	FPLC PF	0	\$1,200.00	1.000	0 x 0 x 0	(000.00)
0030	BARN,MT	0	\$13,608.00	1.000	0 x 0 x 0	(000.00)
0040	BARN,POLE	0	\$350.00	1.000	40 x 48 x 0	(000.00)
0166	CONC,PAVMT	0	\$2,000.00	1.000	42 x 46 x 0	(000.00)
0040	BARN,POLE	2000	\$600.00	1200.000	24 x 50 x 0	AP (050.00)

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
000100	SFR (MKT)	1.000 AC	1.00/1.00 1.00/1.00	\$12,374	\$12,373
005500	TIMBER 2 (AG)	23.000 AC	1.00/1.00 1.00/1.00	\$385	\$8,855
009910	MKT.VAL.AG (MKT)	23.000 AC	1.00/1.00 1.00/1.00	\$0	\$111,488

15.81 cut out to Daniel & Lisa Gwen Deas

then 3.16 deeded to son Hunter A. Deas



DANIEL & GORE, LLC

Professional Surveying and Mapping

P.O. BOX 1501
LAKE CITY, FL 32056
PH: (386) 752-9019
Fax: (904) 339-9229

426 SW COMMERCE DRIVE
SUITE 130-N
LAKE CITY, FL 32025
Email: sdaniel@dgsurveying.com
LICENSE NO. LB 7883

BOUNDARY SURVEY

IN
THE NE 1/4 OF NE 1/4
SECTION 31, TWP 3-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 05°21'00" W, ALONG THE EAST LINE OF SAID SECTION 31, 473.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 05°21'00" W, ALONG SAID EAST LINE, 180.29 FEET; THENCE N 88°51'58" W, 273.99 FEET; THENCE S 05°20'11" W, 159.89 FEET; THENCE S 88°51'58" E, 273.98 FEET TO THE AFORESAID EAST LINE; THENCE S 05°21'00" E, ALONG SAID EAST LINE, 504.84 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE N 88°51'19" W, ALONG SAID SOUTH LINE, 880.15 FEET; THENCE N 05°23'17" E, 824.99 FEET TO THE SOUTH LINE OF HILLS OF WINDSOR, A PLANNED RURAL RESIDENTIAL DEVELOPMENT, ACCORDING TO PLAT THEREOF AS RECORDED IN PRRD BOOK 1, PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 88°51'58" E, ALONG SAID SOUTH LINE, 888.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.81 ACRES, MORE OR LESS.

SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR SW THOMAS TERRACE ALONG THE EAST SIDE THEREOF AND SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF.

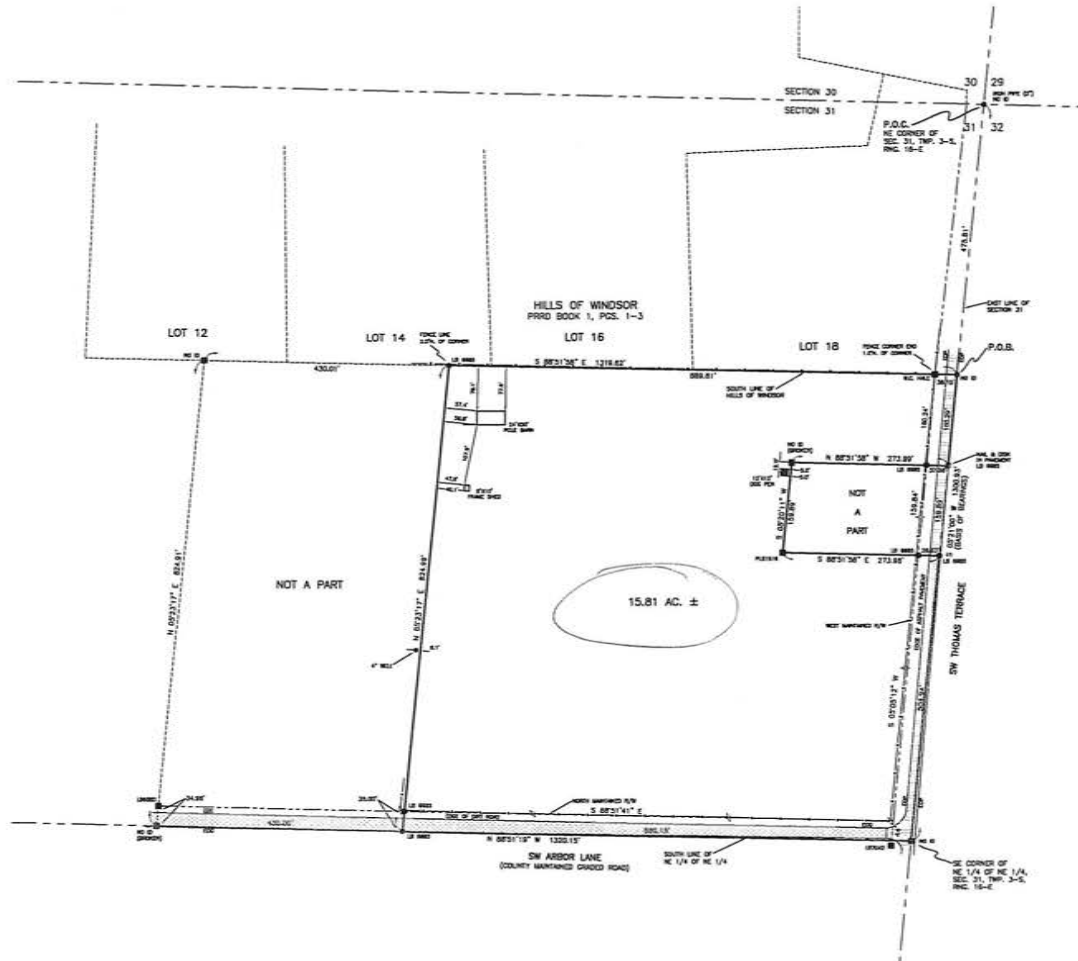
NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING S 05°21'00" W, ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (SET)
- DENOTES 1/2" IRON PIPE OR REBAR FOUND (SIF)
- DENOTES 4"x4" CONCRETE MONUMENT SET (SIF)
- DENOTES 4"x4" CONCRETE MONUMENT FOUND
- ⊗ DENOTES NAIL & DISC FOUND
- NO ID - NO IDENTIFICATION
- FOU - FOUND
- CON - CONCRETE MONUMENT
- S - MORE OR LESS
- ONS - OFFICIAL RECORDS BOOK
- PG - PAGE(S)
- PT - PLAT
- ED - DEED
- (C) - CALCULATED
- (W) - MEASURED
- AC - ACRES(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EDP - EDGE OF PAVEMENT
- LOD - EDGE OF ROAD
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ⓧ - TELEPHONE PEDestal
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- P - IRON PIPE
- IPC - IRON PIPE AND CAP
- R - IRON ROD
- RIC - IRON ROD AND CAP
- T - TANGENT
- L - ARC LENGTH
- A - CENTRAL ANGLE
- Ch - CHORD BEARINGS & DISTANCE
- ROW - RIGHT OF WAY
- TWP - TOWNSHIP
- RNG - RANGE
- X - X DENOTES FENCE
- E - E DENOTES OVER-HEAD ELECTRIC
- - POWER POLE
- - CONCRETE

SCALE: 1" = 100'



SURVEY FOR:

DANIEL ANDREW L. DEAS AND LISA GWEN DEAS
LAKE CITY TITLE
STEWART TITLE GUARANTY COMPANY

03/04/2020
DATE OF CERTIFICATE

03/02/2020
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER
200050

APPROVED
BSD

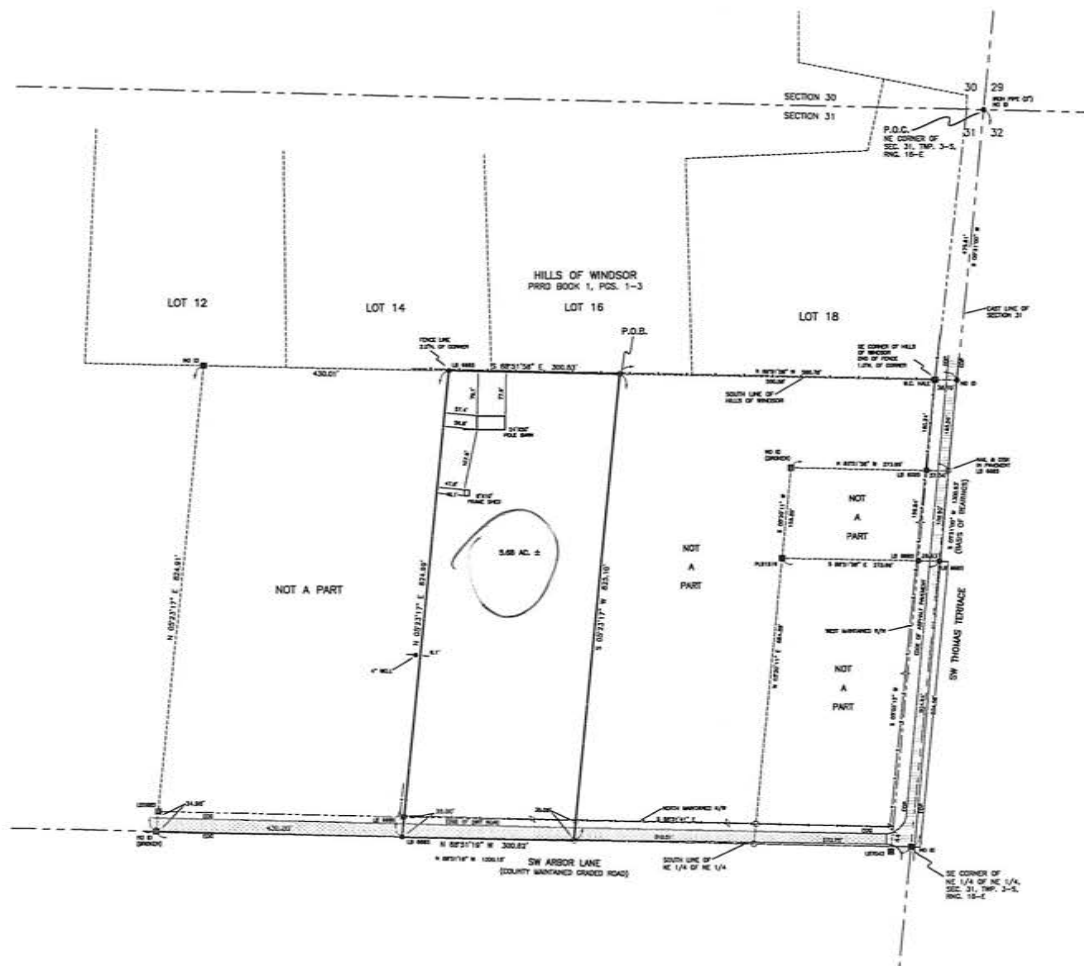
DRAWN BY
BC

FIELD BOOK
EFB

SHEET NO
1 OF 1

BOUNDARY SURVEY

IN
THE NE 1/4 OF NE 1/4
SECTION 31, TWP 3-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA



DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 02°15'00" W, ALONG THE EAST LINE OF SAID SECTION 31, 475.81 FEET; THENCE N 88°51'58" W, 38.10 FEET TO THE SOUTHEAST CORNER OF HILLS OF WINDSOR, A PLANNED RURAL RESIDENTIAL DEVELOPMENT, ACCORDING TO PLAT THEREOF AS RECORDED IN PRRD BOOK 1, PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE N 88°51'58" W, ALONG THE SOUTH LINE OF SAID HILLS OF WINDSOR, 550.76 FEET TO THE POINT OF BEGINNING; THENCE S 02°23'17" E, 828.19 FEET TO THE SOUTH LINE OF THE NE 1/4 OF NE 1/4; THENCE N 88°51'19" W, ALONG SAID SOUTH LINE, 300.82 FEET; THENCE N 02°23'17" E, 824.89 FEET TO THE AFORESAID SOUTH LINE OF HILLS OF WINDSOR; THENCE S 88°51'58" E, ALONG SAID SOUTH LINE, 300.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.68 ACRES, MORE OR LESS.

SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF.

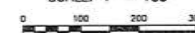
NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, BEING S 05°21'00" W, ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.

LEGEND

- DENOTES 5/8" IRON ROD & CAP SET (SURVEY)
- DENOTES IRON PIPE OR RISER FOUND SURVEY
- DENOTES 4"X4" CONCRETE MONUMENT SET (SURVEY)
- DENOTES 4"X4" CONCRETE MONUMENT FOUND
- ⊙ DENOTES NAIL & DISC FOUND
- NO CD - NO IDENTIFICATION
- FOUND - FOUND
- CON - CONCRETE WORK/MENT
- ± - MORE OR LESS
- ORV - OFFICIAL RECORDS BOOK
- PGS - PAGE(S)
- (T) - TWP
- (R) - RANGE
- (W) - WEATHERED
- AC - ACRES(S)
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- EOP - EDGE OF PAVEMENT
- LSO - LEVEL OF GRADE
- N - NORTH
- E - EAST
- S - SOUTH
- W - WEST
- ⊕ - TELEPHONE PEDESTAL
- PC - POINT OF CURVATURE
- PI - POINT OF INTERSECTION
- PT - POINT OF TANGENCY
- IP - IRON PIPE
- IPC - IRON PIPE AND CAP
- IR - IRON ROD
- IRC - IRON ROD AND CAP
- R - RADII(S)
- T - TANGENT
- L - LINE LENGTH
- A - CENTRAL ANGLE
- CH - CHORD BEARING & DISTANCE
- BW - BEARING OF BWT
- TWP - TOWNSHIP
- RNG - RANGE
- ± - DENOTES FENCE
- E - DENOTES OVERHEAD ELECTRIC
- ⊕ - POWER POLE
- - CONCRETE

SCALE: 1" = 100'



SURVEY FOR: HAYLEE DEAS AND AUSTIN AGUILA

06/26/2020
DATE OF CERTIFICATE

06/18/2020
DATE OF FIELD SURVEY

BRIAN SCOTT DANIEL, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6449

SURVEY VALID ONLY ON THE DATE OF FIELD SURVEY SHOWN HEREON. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER
200050

APPROVED:
BSD

DRAWN BY:
BC

FIELD BOOK

EFB

SHEET NO.

1 OF 1

BOUNDARY SURVEY

IN

THE NE 1/4 OF NE 1/4
SECTION 31, TWP 3-S, RNG 16-E
COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 05°21'00" W, ALONG THE EAST LINE OF SAID SECTION 31, 475.81 FEET; THENCE N 88°51'58" W, 38.10 FEET TO THE SOUTHEAST CORNER OF HILLS OF WINDSOR, A PLANNED RURAL RESIDENTIAL DEVELOPMENT, ACCORDING TO PLAT THEREOF AS RECORDED IN PRRD BOOK 1, PAGES 1 THROUGH 3 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE CONTINUE N 88°51'58" W, ALONG THE SOUTH LINE OF SAID HILLS OF WINDSOR, 550.78 FEET TO THE POINT OF BEGINNING; THENCE S 05°23'17" E, 825.10 FEET TO THE SOUTH LINE OF THE NE 1/4 OF NE 1/4; THENCE N 88°51'19" W, ALONG SAID SOUTH LINE, 300.82 FEET; THENCE N 05°23'17" E, 824.99 FEET TO THE AFORESAID SOUTH LINE OF HILLS OF WINDSOR; THENCE S 88°51'58" E, ALONG SAID SOUTH LINE, 300.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.68 ACRES, MORE OR LESS.

SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF.

Haylee Deas

5.68 acres

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2020-3416CC

Parcel Identification No: Part of 31-3S-16-02413-001

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **2nd day of June, 2020** between **Donald K. Joye and Phyllis W. Joye, Husband and Wife**, whose post office address is **291 SW Arbor Lane, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantors, to **Daniel Andrew Deas and Lisa Gwen Deas, Husband and Wife**, whose post office address is **12878 County Rd 137, Wellborn, FL 32094**, of the County of Suwannee, 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:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA AND RUN THENCE S 05°21'00" W ALONG THE EAST LINE OF SAID SECTION 31, 475.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 05°21'00" W ALONG SAID EAST LINE, 160.29 FEET; THENCE N 88°51'58" W, 273.99 FEET; THENCE S 05°20'11" W, 159.89 FEET; THENCE S 88°51'58" E, 273.96 FEET TO THE AFORESAID EAST LINE; THENCE S 05°21'00" E ALONG SAID EAST LINE, 504.94 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 31; THENCE N 89°51'19" W, ALONG SAID SOUTH LINE, 890.15 FEET; THENCE N 05°23'17" E, 824.99 FEET TO THE SOUTH LINE OF HILLS OF WINDSOR, A PLANNED RURAL RESIDENTIAL DEVELOPMENT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PRRD BOOK 1, PAGES 1 THROUGH 3, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 88°51'58" E, ALONG SAID SOUTH LINE, 889.61 FEET TO THE POINT OF BEGINNING. SUBJECT TO COUNTY MAINTAINED RIGHT OF WAY FOR SW THOMAS TERRACE ALONG THE EAST SIDE THEREOF AND SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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 member of the household of Grantor reside thereon.

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.

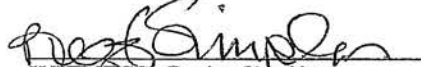
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

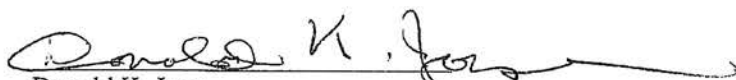
*Signed, sealed and delivered
in our presence:*

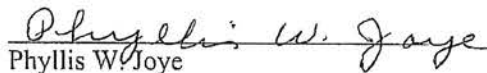

WITNESS Robert Stewart


WITNESS Regina Simpkins


WITNESS Robert Stewart


WITNESS Regina Simpkins

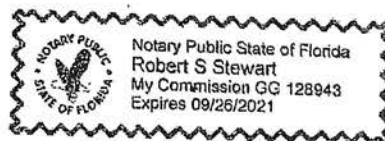

Donald K. Joye


Phyllis W. Joye

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 2 day of June, 2020; Donald K. Joye and Phyllis W. Joye, who is/are personally known to me or has/have produced Driver's License as identification.


Signature of Notary Public Robert S. Stewart



FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Lisa Guen
Deas, the Owner of the parent parcel which has been subdivided for
Haylee A. Deas, the Immediate Family Member of the Owner, and which is
intended for the Immediate Family Members primary residence use. The Immediate Family
Member is related to the Owner as daughter. Both individuals being
first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. part of 31-35-16-02413-001
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. part of 31-35-16-02413-008.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Lisa Gwen Deas
Owner

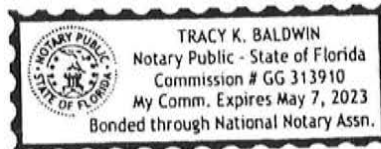
Lisa Gwen Deas
Typed or Printed Name

x Haylee Deas
Immediate Family Member

Haylee A. Deas
Typed or Printed Name

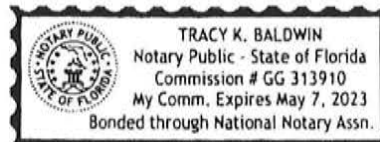
Subscribed and sworn to (or affirmed) before me this 17th day of July, 2020
by Lisa G. Deas (Owner) who is personally known to me or has produced
_____ as identification.

Tracy K. Baldwin
Notary Public



Subscribed and sworn to (or affirmed) before me this 17th day of July, 2020
by Haylee A. Deas (Family Member) who is personally known to me or has
produced _____ as identification.

Tracy K. Baldwin
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: Lisa Williams

Name: Lisa Williams

Title: Planning Technician

