

Recording	\$	44.00
Doc Stamps	\$	273.00
Intangible Tax	\$	
Total	\$	317.00

Prepared by and return to:

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Attorney at Law  
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File Number: 14-0209.7 MK

Inst: 201412004085 Date: 3/24/2014 Time: 12:53 PM  
Doc Stamp-Deed: 273.00  
P. DeWitt Cason, Columbia County Page 1 of 5 B: 1271 P: 1359

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## Warranty Deed

**This Warranty Deed** made on **March 21, 2014** between **David Ryan Cox and Stephen Lockwood Cox and Russell Arrington Cox** whose post office address is **3614 NW 29th Street, Gainesville, FL 32605**, grantor, and **Phillip E. Evans and Kathryn E. Evans, husband and wife** whose post office address is **4404 Larkfield Lane, Tampa, FL 33624**, 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:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 08-6S-16-03799-004

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

Affiants are the children of Virginia R. Brown, deceased, and have personal knowledge of the facts recited herein. The subject property has been vacant from September 26, 1985 to the present.

**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, 2013**.

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:

Ashton Carpenter  
Witness Name: Zack Riley  
**ASHTON CARPENTER**

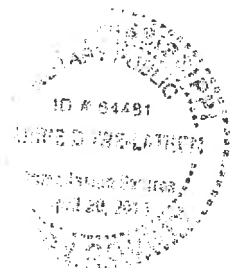
Zack Riley  
Witness Name: ZACK RILEY

Russell Arrington Cox (Seal)  
Russell Arrington Cox

State of Mississippi  
County of Hinds

The foregoing instrument was acknowledged before me this 17 day of March, 2014 by Russell Arrington Cox, who  
☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Carrie Dowe Lathen  
Notary Public

Printed Name: Carrie Dowe Lathen

My Commission Expires: 04-20-14

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:

Melissa Jay Murphy  
Witness Name: Melissa Jay Murphy

David Ryan Cox (Seal)  
David Ryan Cox

Jackie Eney  
Witness Name: Jackie Eney

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 2014 by David Ryan Cox, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Melissa Jay Murphy  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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:

Melissa Jay Murphy  
Witness Name: Melissa Jay Murphy

Stephen L Cox (Seal)  
Stephen Lockwood Cox

Jackie M. Erney  
Witness Name: JACKIE M. ERNEY

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of March, 2014 by Stephen Lockwood Cox, who  
☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Melissa Jay Murphy  
Notary Public



Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## Exhibit A

Commence at the Southeast corner of the Southeast One-Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4) of Section 8, Township 6 South, Range 16 East, and run South 88 degrees, 06 minutes, 56 seconds West along the South line of the Northwest One-Quarter (NW 1/4) a distance of 745.22 feet to the Northwestern line of a county maintained road; thence North 23 degrees, 22 minutes, 25 seconds East, along the Northwestern line of said county road 640.64 feet to a concrete monument, and POINT OF BEGINNING; thence North 66 degrees, 37 minutes, 35 seconds West 955.46 feet to a concrete monument on the West line of said Southeast One quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4); thence North 1 degree, 48 minutes, 07 seconds West along said West line 211.99 feet to a concrete monument; thence South 66 degrees, 37 minutes, 35 seconds East 1046.13 feet to a concrete monument on the Northwestern line of said county road; thence South 23 degrees, 22 minutes, 25 seconds West along said Northwestern line 191.85 feet to the POINT OF BEGINNING. Also known as BLOCK H, OAKWOOD ACRES, an unrecorded Subdivision.

**ALSO:**

Commence at the Southeast corner of the Southeast One-quarter (SE 1/4) of the Northwest One-quarter (NW 1/4) of Section 8, Township 6 South, Range 16 East, and run South 88 degrees, 06 minutes, 56 seconds West along the South line of the Northwest One-Quarter (NW 1/4) a distance of 745.22 feet to the Northwestern line of a county maintained road; thence North 23 degrees, 22 minutes, 25 seconds East along the Northwestern line of said county road 428.38 feet to a concrete monument, and POINT OF BEGINNING; thence North 66 degrees, 37 minutes, 35 seconds West 856.18 feet to a concrete monument on the West line of said Southeast One Quarter (SE 1/4) of the Northwest One-Quarter (NW 1/4); thence North 1 degree, 48 minutes, 07 seconds West along said West line 234.54 feet to a concrete monument; thence South 66 degrees, 37 minutes, 35 seconds East 955.46 feet to a concrete monument on the Northwestern line of said county road; thence South 23 degrees, 22 minutes, 25 seconds West along said Northwestern line 212.26 feet to the POINT OF BEGINNING. Also known as BLOCK I, OAKWOOD ACRES, an unrecorded Subdivision.

Parcel Identification Number: 08-6S-16-03799-004