

REV 2, 1985

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

Grantee #1 S.S. No. \_\_\_\_\_

Grantee #2 S.S. No. \_\_\_\_\_

Property Appraiser's  
Parcel Identification No.  
34-35-\_\_\_\_\_

**WARRANTY DEED**

THIS INDENTURE, made this 13<sup>th</sup> day of April, 1994,  
BETWEEN HARRY C. DENUNE, who does not reside on the property  
conveyed herein, whose post office address is Post Office Box 3264,  
Lake City, Florida 32056, of the County of Columbia, State of  
Florida, grantor\*, and ETHAN PROPERTIES, INC., a Florida  
corporation, whose post office address is P.O. Box 2997, Lake City,  
FL 32056, grantees\*.

WITNESSETH: that said grantor, for and in consideration of  
the sum of Ten 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:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

SECTION 34: A portion of Section 34, Township 3 South,  
Range 17 East, Columbia County, Florida, more  
particularly described on Schedule A attached hereto and  
made a part hereof.

SUBJECT TO: Restrictions, easements and outstanding mineral  
rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as  
context requires.

EX 0789 PG 0510

OFFICIAL RECORDS

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:

DeEtte F. Brown  
(First Witness)  
DeEtte F. Brown  
Printed Name

HARRY C. DENUNE (SEAL)  
HARRY C. DENUNE

Michelle L. Slanker  
(Second Witness)  
Michelle L. Slanker  
Printed Name

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 13th  
day of April, 1994, by HARRY C. DENUNE, who is personally  
known to me and who did not take an oath.

My Commission Expires:

DeEtte F. Brown  
Notary Public  
Printed, typed, or stamped name:



DEETTE F. BROWN  
MY COMMISSION # CC 057901 EXPIRES  
October 22, 1994

INSTRUMENT STAMP  
\$2765.00  
INTANGIBLE TAX  
P. DEWITT GASON, CLERK OF  
COURTS, COLUMBIA COUNTY  
BY D. Christie

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL

1994 APR 18 PM 3:20

SK 0789 PG0511

OFFICIAL RECORDS

RECORDED  
P. DEWITT GASON  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY D. Christie B.C.

94-05072

SCHEDULE A

TOWNSHIP 3 SOUTH - RANGE 17 EAST

SECTION 34: A part of the SW 1/4 of the NE 1/4 of Section 34, Township 3 South, Range 17 East; more particularly described as follows: Commence at the Northeast corner of said Section 34 and run S 5°34'17" W, 700.00 feet; thence S 4°35'17" W 834.50 feet to the South Right-of-Way line of the S.A.L. Railroad; thence S 85°14'17" W, along said South Right-of-Way line, 373.60 feet; thence S 86°03'17" W along said South Right-of-Way line 183.10 feet; thence S 86°58'17" W, along said South Right-of-Way line 415.90 feet; thence S 88°27'17" W along said South Right-of-Way line 349.00 feet; thence S 4°52'17" W, 1091.55 feet to a point on the North Right-of-Way line of U.S. Highway No. 90; thence S 86°03'17" W along said North Right-of-Way line 30.00 feet to the West Right-of-Way line of Jones Road; thence continue S 86°03'17" W, along said North Right-of-Way line 608.50 feet; thence N 4°07'17" W, 953.25 feet; thence N 89°05'43" W, 102.10 feet; thence N 2°51'17" E, 142.66 feet; thence S 88°14'06" E, 3.27 feet; thence S 0°27'39" W, 5.00 feet to a point on a curve concave to the North, having a radius of 16268.05 feet, an included angle of 1°07'10"; thence Southeast along the arc of said curve, an arc distance of 317.85 feet; thence S 4°52'17" W, 332.40 feet; thence N 89°58'33" E, 400.96 feet to a point on the West Right-of-Way line of Jones Road; thence S 4°52'17" W, along the West line thereof, 708.87 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA

EX 0789 PG 0512  
OFFICIAL RECORDS