

Prepared by:  
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Abstract Trust Title, LLC  
283 NW Cole Terr.  
Lake City, FL 32055

Inst: 201612021185 Date: 12/29/2016 Time: 3:25PM  
Page 1 of 2 B: 1328 P: 556, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk Doc Stamp-Deed: 455.00

ATT# 4-7482

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 27 day of December, 2016, Andrew T. Nelson and his wife, Rachel Vann Nelson, hereinafter called the grantor, to Michael I. Sellers and his wife, Christina L. Evans whose post office address is: 516 Truman Annex, Unit C, Key West, FL 33040 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with all 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, 2016.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Brandi Lee  
Witness:

Brandi Lee  
Printed Name:

Bruce Lee  
Witness:

Brittany Hughes  
Printed Name:

Andrew T. Nelson  
Andrew T. Nelson

Rachel Vann Nelson  
Rachel Vann Nelson

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27 day of December, 2016 by ANDREW T. NELSON AND HIS WIFE, RACHEL VANN NELSON personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

Brandi Lynn Lee  
Notary Public

(Notary Seal)



Brandi Lynn Lee  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG052483  
Expires 12/5/2020

## EXHIBIT "A"

ATT 7482

### Parcel "F"

A part of Section 33, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 33, and run thence N 89°22'48" E, along the South line of said Section 33, 930.91 feet to the Point Of Beginning; thence N 19°29'55" E, 1242.75 feet; thence S 79°56'08" E, 226.26 feet; thence S 87°33'18" E, 119.07 feet; thence S 16°53'21" W, 1172.95 feet to a point on the South line of said Section 33; thence S 89°22'48" W, along said South line, 415.81 feet to the Point Of Beginning.

### TOGETHER WITH AND SUBJECT TO

#### Easement

An easement for ingress and egress purposes, lying 30 feet to the left and 30 feet to the right of the following described centerline; commence at the Northeast corner of the NW ¼ of the NW ¼ of Section 33, Township 4 South, Range 17 East, Columbia County, Florida, and run thence S 06°04'30" W, 663.01 feet; thence S 89°28'02" W., 30.00 feet to the Point of Beginning of said centerline; thence S 06°04'26" W., 530.65 feet; thence S 22°46'38" W., 95.13 feet to the Point of curvature of a curve to the left having a radius of 300.00 feet, an included angle of 16°52'21"; and a chord bearing of S 14°20'28" W, thence Southerly along the arc of said curve, 88.34 feet to the Point of reverse curve, having a radius of 360.00 feet, an included angle of 32°07'22", and a chord bearing of S 21°57'58" W; thence Southwesterly along the arc of said curve, 201.83 feet, to the Point of reverse curve having a radius of 300.00 feet, an included angle of 31°57'10", and a chord bearing of S 22°03'05" W., thence Southwesterly along the arc of said curve 167.30 feet; thence S 06°04'30" W., 64.13 feet to the Point of Curvature of a curve to the left having a radius of 300.00 feet, an included angle of 18°17'59", and a chord bearing of S 03°04'30" E.; thence Southeasterly along the arc of said curve 95.82 feet; thence S 12°13'30" E., 212.18 feet to the Point of curvature of a curve to the right, having a radius of 360.00 feet, an included angle of 18°17'59", and a chord bearing of S 03°04'30" E., thence Southerly along the arc of said curve 114.98 feet; thence S 06°04'30" W., 764.74 feet; thence N 90°00'00" E, 154.00 feet to the Point of curvature of a curve to the right having a radius of 330.00 feet, an included angle of 19°33'54", and a chord bearing of S 80°13'03" E.; thence Southeasterly along the arc of said curve, 112.69 feet ; thence S 70°26'06" E, 483.93 feet to the Point of Curvature of a curve to the right having a radius of 330.00 feet, an included angle of 76°32'43", and a chord bearing of S 32°09'44" E., thence Southeasterly, along the arc of said curve, 440.87 feet; thence S 06°06'38" W., 523.91 feet to a point herein known as Point "A"; thence continue S 06°06'38" W., 108.64 feet to the Point of Termination of said centerline, said point being the radius point of a 50 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet; thence begin at the Point herein called Point "A", and run thence N 87°33'18" W., 807.09 feet to the point of termination of said centerline, said point being the radius of a 50.00 foot cul-de-sac, said cul-de-sac having tangent returns with a radius of 25.00 feet.

AS