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Prepared by and Return to:
Mary T. Dotson, an employee of
Alachua Title Services, LLC,
P.O. Box 2408 (32616), 16407 N.W. 174th Drive, Suite C
Alachua, Florida 32615
386-418-8183

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DC:P.DeWitt Cason,Columbia County Page 1 of 2 B:1233 P:440

WARRANTY DEED

This indenture made on April 13, 2012 A.D., by and between **Rodney D. Helmers and Phillip Gonzales**, whose address is P.O. Box 931, Newberry, FL 32669, hereinafter called the "grantor", to **David A. Pilon**, whose address is 2717 Greenwood Lane, Middleburg, FL 32068, hereinafter called the "grantee":

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

LOT 4, SAN TUCKNEE ESTATES

A PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 AND RUN SOUTH 1°03'14" EAST, ALONG THE EAST LINE THEREOF 610.50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°03'14" EAST, ALONG SAID EAST LINE 664.91 FEET; THENCE SOUTH 85°40'46" WEST, 653.15 FEET; THENCE NORTH 1°26'00" WEST, 667.62 FEET; THENCE NORTH 85°58'10" EAST, 657.42 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS THE SOUTH 30.00 FEET OF THE WEST 30.00 FEET THEREOF.

TOGETHER WITH AN INGRESS AND EGRESS IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 16 EAST, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 AND RUN NORTH 88°08'53" EAST, ALONG THE NORTH LINE THEREOF, 657.24 FEET FOR A POINT OF BEGINNING OF SAID INGRESS AND EGRESS EASEMENT; THENCE CONTINUE NORTH 88°08'53" EAST, ALONG SAID NORTH LINE 60.00 FEET; THENCE SOUTH 1°26'00" EAST, 1294.70 FEET; THENCE NORTH 87°53'02" EAST, 598.43 FEET; THENCE NORTH 86°29'50" EAST, 687.80 FEET; THENCE SOUTH 1°26'00" EAST, 798.72 FEET; THENCE SOUTH 88°34'00" WEST, 60.00 FEET; THENCE NORTH 1°26'00" WEST, 736.52 FEET; THENCE SOUTH 86°29'50" WEST, 625.59 FEET; THENCE SOUTH 87°53'02" WEST, 599.15 FEET; THENCE SOUTH 1°26'00" EAST, 732.57 FEET; THENCE SOUTH 88°34'00" WEST, 60.00 FEET; THENCE NORTH 1°26'00" WEST, 2087.28 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY FLORIDA.

Parcel ID Number: R04001-104

Subject to covenants, conditions, restrictions and easements of record.

Said property is vacant land and not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.


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, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

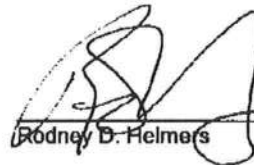
Signed, sealed and delivered in the presence of these witnesses:



Witness Signature

MARY T. DOTSON

Witness Print Name:



Rodney D. Helmers



Witness Signature

Leslie A. Morgan

Witness Print Name:

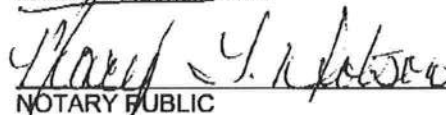


Phillip Gonzales

State of Florida

County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on April 13, 2012, by Rodney D. Helmers and Phillip Gonzales who is/are personally known to me or has/have produced a valid driver's license as identification



NOTARY PUBLIC

MARY T. DOTSON

Notary Print Name
My Commission Expires: 12-18-15

