

Rec 46.00  
Doc 0.70

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE**  
**MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.**  
153 NE Madison Street  
Post Office Box 1653  
Lake City, Florida 32056-1653  
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 201812000810 Date: 01/16/2018 Time: 3:29PM  
Page 1 of 5 B: 1351 P: 1514, P.DeWitt Cason, Clerk of Court  
Columbia, County. By: BD  
Deputy Clerk Doc Stamp-Deed: 0.70

### WARRANTY DEED

**THIS INDENTURE**, made this 11th day of January, 2018, between **JOHN W. ONEAL** a/k/a **JOHN WINSTON O'NEAL** a/k/a **JOHN O'NEAL** and his wife, **DANETTE R. O'NEAL**, whose mailing address is Post Office Box 2166, Lake City, Florida 32056-2166, parties of the first part, Grantors, and **O'NEAL PROPERTIES, LLC**, a Florida limited liability company, whose mailing address is Post Office Box 2166, Lake City, Florida 32056-2166, party of the second part, Grantee,

### W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors 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, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND  
INCORPORATED HEREIN BY REFERENCE.**

**SUBJECT TO** valid easements, reservations and restrictions of record and governmental regulations.

**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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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 ad valorem taxes and non-ad valorem assessments accruing subsequent to December 31, 2017.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Marlin Feagle*  
Witness Signature  
MARLIN FEAGLE  
Print or type name

*Diane S. Edenfield*  
Witness Signature  
DIANE S. EDENFIELD  
Print or type name

*John W. O'Neal* (SEAL)  
**JOHN W. O'NEAL**  
a/k/a John Winston O'Neal  
a/k/a John O'Neal

*Danette R. O'Neal* (SEAL)  
**DANETTE O'NEAL**  
a/k/a Danette R. O'Neal

**STATE OF FLORIDA  
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 17th day of January, 2018, by **JOHN W. O'NEAL** a/k/a **JOHN WINSTON O'NEAL** a/k/a **JOHN O'NEAL** and his wife, **DANETTE O'NEAL** a/k/a **DANETTE R. O'NEAL**, who are personally known to me.



*Diane S. Edenfield*  
Notary Public, State of Florida

My Commission Expires: 05/26/18

**EXHIBIT "A"**

**Parcel 1**

The following described lot, piece or parcel of land situate, lying and being in the County of Columbia, State of Florida, to-wit: Begin at the Northwest corner of lot or tract number Two in Block Four of **MELROSE FARMS**, according to the map or plat thereof as recorded in Plat Book 2, Page 12, and run thence East along the North line of said Block Four a distance of 105 feet for a **POINT OF BEGINNING**; run thence South 190 feet to the North line of Louvina Street; thence East 105 feet; thence North 190 feet; thence West 105 feet to the **POINT OF BEGINNING**, same being a tract of land 105 feet in width East and West by 190 feet North and South, and containing one-half acre, more or less.

Property Address: 1423 SE Lanvale Street, Lake City, Florida 32025

Tax Parcel No.: 33-3S-17-06716-000

**Parcel 2**

Lot 42 of **EASTSIDE VILLAGE**, a subdivision according to the plat thereof as recorded in Plat Book 5, Page 115, of the public records of Columbia County, Florida.

Property Address: 232 SE Becky Terrace, Lake City, Florida 32025

Tax Parcel No.: 34-3S-17-07018-142

**Parcel 3**

**TOWNSHIP 5 SOUTH - RANGE 16 EAST**

Section 6: The West 232.00 feet to the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 6, Township 5 South, Range 16 East, and the West 195.98 feet of the North 1/2 of the SE 1/4 of the NW 1/4 of Section 6, Township 5 South, Range 16 East, Columbia County, Florida.

**SUBJECT TO** an easement for ingress and egress over and across the North 30.00 feet and the West 30.00 feet of the said West 195.98 feet of the North 1/2 of the SE 1/4 of the NW 1/4 of the NW 1/4.

**TOGETHER WITH** right of ingress and egress over and across the North 30 feet of the SW 1/4 of the SE 1/4 of the NW 1/4 of Section 6, Township 5 South, Range 16 East, Columbia County, Florida.

**TOGETHER WITH** 2006 mobile home that is permanently affixed to said land under VIN# H215691GL, Title # 95975128 and VIN# H215691GR, Title # 95974731.

Property Address: 260 SW Barrs Glen, Lake City, Florida 32024.  
Tax Parcel No.: 06-5S-16-03480-007.

**Parcel 4**

Lot 3, Block D, **BRENT HEIGHTS**, a subdivision according to the plat thereof as recorded in Plat Book 6, Pages 51-51A, of the public records of Columbia County, Florida.

**TOGETHER WITH** a mobile home located thereon as a permanent fixture and appurtenance thereto described as: a 2000 Fleetwood doublewide mobile home bearing identification numbers FLFLX70A27815AV21 and FLFLX70B27815AV21 and title numbers 0080145432 and 0080145567.

Property Address: 220 SE Britt Place, Lake City, Florida 32025.  
Tax Parcel No.: 35-4S-17-09033-163.

**Parcel 5**

The South 90 feet of Lot 4, of Block 1, **ODOM'S SPRING BROOK ADDITION**, a subdivision in Lake City, Florida, according to the Plat of Correction on file in the Office of the Clerk of Circuit Court in and for Columbia County, Florida, in Plat Book 3, Page 34.

Property Address: 273 SE Craig Avenue, Lake City, Florida 32025.  
Tax Parcel No.: 33-3S-17-06835-000.

**Parcel 6**

Commence at the Southwest corner of the Southeast 1/4 of Section 20, Township 4 South, Range 16 East, Columbia County, Florida, and run N 00°22'46" W a distance of 40.00 feet to the North right-of-way line of County Road No. 242; thence run N 89°03'30" E along said North right-of-way line 1644.80 feet to the Southwest corner of a parcel of land as described in Official Records Book 365, Page 680, public records of Columbia County, Florida, also being the **POINT OF BEGINNING**; thence run N 00°25'41" W along the West line of said parcel of land as described in Official Records Book 365, Page 680, being also the Easterly right-of-way line of Elm Street a distance of 210.00 feet to the North line of said parcel of land as described in Official Records Book 365, Page 680; thence run N 89°03'30" E along said North line, being also the South line of Lot 1, Block 5 of **SHADY OAKS ACRES UNIT 2 ADDITION** a distance of 104.92 feet; thence run S 00°28'25" E along an existing fence line 210.03 feet to the South line of said parcel of land as described in Official Records Book 365, Page 680, also being the North right-of-way line of County Road No. 242; thence run S 89°03'30" W along said South line and also along said North right-of-way line 105.09 feet to the **POINT OF BEGINNING**. Containing 0.51 acre, more or less.

Property Address: 4508 SW County Road 242, Lake City, Florida 32024.  
Tax Parcel No.: 20-4S-16-03076-009.

**Parcel 7**

Lot 36, **VILLAGE WOOD UNIT II**, according to the plat recorded in Plat Book 4, Page 77, of the public records of Columbia County, Florida.

Property Address: 304 SE Jeremy Place, Lake City, Florida 32025.  
Tax Parcel No.: 15-4S-17-08360-042.

**Parcel 8**

Section 35: Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 35, run South 87°16'30" West, a distance of 20.00 feet to the West side of a county graded road; run thence South 0°16' West along graded road, 643 feet; run thence South 87°11' West, 140.20 feet to the **POINT OF BEGINNING**; run thence South 0°16' West, 146.24 feet; run thence North 89°44' West, 149.31 feet to the East side of a county graded road; run thence North 5°56' West along county graded road, 138.30 feet; run thence North 87°11' East, 164.40 feet to the **POINT OF BEGINNING**. Columbia County, Florida.

Property Address: 251 SW Lunsford Terrace, Lake City, Florida 32024.  
Tax Parcel No.: 35-4S-16-03281-001.

**Parcel 9**

The S 1/2 of W 1/2 of Lot 4, Block 2, **MELROSE FARMS**, a subdivision according to plat thereof recorded in Plat Book 2, Page 12, public records, Columbia County, Florida.

**TOGETHER WITH** 1986 **PINE** doublewide mobile home, VIN# P24061421340A and P24061421340B, and title numbers 42933656 and 42951962.

Property Address: 161 SE Danielle Place, Lake City, Florida 32025.  
Tax Parcel No.: 33-3S-17-06703-000.