

CK 0838 PG 1180

97-05704

1997 APR 23 PM 3:42

OFFICIAL RECORDS

Parcel ID Number: 04321-040
Grantor #1 TIN:

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture, Made this 4th day of April, 1997 A.D. Between
ALAN C. SPENCE-THOMAS, Husband of Debra L. Spence-Thomas,

of the County of INDIAN RIVER, State of Florida, grantor, and
DEBRA L. SPENCE-THOMAS, a married woman,

whose address is: RR1, BOX 2485, FT WHITE, Florida 32038

of the County of Columbia, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
----- TEN & NO/100 (\$10.00) ----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by 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 the county of Columbia State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to restrictions, reservations and easements of record,
if any, and taxes subsequent to 1996.

TOGETHER with Triple-Wide Mobile Home ID#SHMLCP [REDACTED] A-B-C.
Make MERI, Year 1991

Documentary Stamp \$ 79.80
Intangible Tax 0
P. DeWitt Cason
Clerk of Court
By MR D.C.

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Alana C. Spence-Thomas
Printed Name: ALANA C. SPENCE-THOMAS
Witness

Alan C. Spence-Thomas (Seal)
ALAN C. SPENCE-THOMAS
P.O. Address P.O. BOX 412, ROSELAND, FL 32957

Patricia A. Ground
Printed Name: PATRICIA A. GROUND
Witness

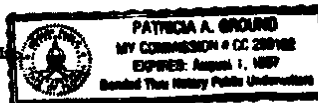
STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 4th day of April, 1997 by
ALAN C. SPENCE-THOMAS, Husband of Debra L. Spence-Thomas,

who is personally known to me or who has produced his Florida driver's license as identification.

This Document Prepared By:

Sara P. Medley
Gainesville Title & Abstract, Inc.
2631 N.W. 41st Street Suite C-3
Gainesville, FL 32606



Patricia A. Ground
Printed Name: PATRICIA A. GROUND
NOTARY PUBLIC
My Commission Expires:

970035M2

BK 0838 PG 1181

EXHIBIT "A"

OFFICIAL RECORDS

**BOUNDARY SURVEY
IN SECTION 25,
TOWNSHIP 7 SOUTH,
RANGE 16 EAST,
COLUMBIA COUNTY, FLA.**

DESCRIPTION: (AS PER O.R. BOOK 518 PAGE 498)
N. 1/2 OF THE E. 1/2 OF THE E. 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4
OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY,
FLORIDA, LESS ROAD RIGHTS OF WAY, A/K/A TRACT #13-A, SECTION 1,
RUM ISLAND RANCHES,
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS
OVER THAT CERTAIN PROPERTY DESCRIBED IN SCHEDULE A, AND BY
REFERENCE MADE A PART HEREOF, AS RECORDED IN OFFICIAL RECORDS
BOOK 352 PAGES 817-821 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

SCHEDULE A
THE NORTHERLY 871.45 FEET OF LOT 17 OF RUM ISLAND RANCHES, AN
UNRECORDED SUBDIVISION, (MEASURED ALONG THE EAST LINE OF LOT 17)
OF THE EASTERLY 85.00 FEET OF LOT 17 (MEASURED PERPENDICULAR TO
SAID EAST LINE OF LOT 17);

ALSO, THE NORTHERLY 871.45 FEET OF LOT 16 OF SAID RUM ISLAND
RANCHES (MEASURED ALONG THE WEST LINE OF SAID LOT 16) OF THE
WESTERLY 25.00 FEET OF LOT 16 (MEASURED PERPENDICULAR TO THE SAID
WEST LINE OF LOT 16); ALSO, THAT PART OF LOTS 13, 14, 15 AND 16 OF
RUM ISLAND RANCHES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 18 AS A POINT OF
REFERENCE, RUN SOUTH 0°42'02" EAST ALONG THE WEST LINE OF SAID
LOT 18, A DISTANCE OF 821.45 FEET; THENCE RUN NORTH 88°38'01" -
EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE
FROM SAID POINT OF BEGINNING CONTINUE NORTH 88°38'01" EAST, A
DISTANCE OF 980.20 FEET TO A POINT, SAID POINT BEING THE INTER-
SECTION OF THE WEST LINE OF SAID LOT 13 AND A CURVE, CONCAVED
WESTERLY, HAVING A CENTRAL ANGLE OF 280°58'44" AND A RADIUS OF
50.00 FEET; THENCE RUN NORTHEASTERLY, EASTERLY, SOUTHEASTERLY,
SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE
ARC OF SAID CURVE, AN ARC DISTANCE OF 261.80 FEET TO A POINT OF
INTERSECTION OF THE SAID WEST LINE OF LOT 13 AND SAID CURVE.
(CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH
0°41'26" EAST, 50.00 FEET, SAID CHORD ALSO LYING ALONG THE SAID
WEST LINE OF LOT 13); THENCE FROM SAID INTERSECTION RUN SOUTH
88°38'01" WEST, A DISTANCE OF 980.18 FEET; THENCE RUN NORTH
0°42'02" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGIN-
NING.

RESERVING UNTO THE GRANTOR AND HIS SUCCESSORS AND ASSIGNS AN
EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES OVER AND
ACROSS THE ABOVE DESCRIBED PROPERTY.

SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE
RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID DEED OF RECORD BY
M.K. FLOWERS AND ASSOCIATES.
2. BEARINGS BASED ON SAID ORIGINAL SURVEY; MONUMENTS FOUND
ON THE EAST LINE OF THIS PARCEL.
3. THIS PARCEL IS IN "ZONE X" AND IS DETERMINED TO BE OUTSIDE THE
500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED
JANUARY 6, 1988 COMMUNITY PANEL NO. 120070 02700.
4. NO EASEMENT FOR DRAINAGE IS SHOWN ON THIS LOT IN SAID DEED OF
RECORD.
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE
AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES
WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/20,000.
9. CERTIFIED TO:
A. DEBRA L. SPENCE - THOMAS
B. GAINESVILLE TITLE
C. AMERICAN MORTGAGE SURETY INC.

SYMBOL LEGEND

THIS ORIGINAL IS
OF POOR LEGIBILITY

NOT A PART

975038112
GAINESVILLE TITLE & ABSTRACT
2801 N.W. 41ST ST., SUITE C-1
GAINESVILLE, FL 32606
PH. 904-372-2211