

This Instrument Prepared By:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055
ATT# 4-8517

Inst: 201812021188 Date: 10/15/2018 Time: 3:57PM
Page 1 of 2 B: 1370 P: 1539, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 861.00

GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 15 day of October, 2018 by Demetri P. Capen, Joined by His Spouse, Cassandra Capen hereinafter called the Grantor, to Harvey T. Coleman whose post office address is 323 SW Beyond Ct., Lake City, FL 32024, 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.)

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, 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 Thereof.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anyways 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, and hereby 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 the prior year.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

WITNESS

Printed Name: April Smyth

WITNESS

Printed Name: Amber D'Annunzio

Demetri P. Capen

Cassandra Capen

County of Florida

State of Columbia

I hereby certify that on this 15 day of October, 2018, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Demetri P. Capen, Joined by His Spouse, Cassandra Capen, who is personally known to me or produced a DL for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

(SEAL)



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

NOTARY PUBLIC

My Commission Expires:

ATT# 8517

Exhibit "A"

Commence At The Northeast Corner Of The Southwest 1/4 Of Said Section 24, Township 5 South, Range 16 East, Columbia County, Florida, And Run Thence South 0 Degrees 28 Minutes 53 Seconds West Along The East Line Of Said Southwest 1/4, A Distance Of 54.80 Feet; Thence Run North 89 Degrees 40 Minutes 48 Seconds West, 474 Feet To The Point Of Beginning; Thence Continue North 89 Degrees 40 Minutes 48 Seconds West, 473.49 Feet To The Center Line Of A 60 Foot Easement; Thence Run North 0 Degrees 22 Minutes 23 Seconds East Along The Center Line Of Said Easement, 460.45 Feet; Thence South 89 Degrees 40 Minutes 48 Seconds East, 474.36 Feet; Thence Run South 0 Degrees 28 Minutes 53 Seconds West, 460.45 Feet To The Point Of Beginning.

Together With A Non-Exclusive Perpetual Easement For Ingress And Egress As More Particularly Described In Warranty Deed Recorded In O.R. Book 1072 Page 2406, As Follows: Ingress-Egress Easement; Township 5 South, Range 16 East, Section 24: Commence At The Northwest Corner Of The South 1/2 Of The Northwest 1/4, Section 24, Township 5 South, Range 16 East, Columbia County, Florida, And Run Thence South 89 Degrees 45 Minutes 31 Seconds East Along The North Line Of Said South 1/2 Of Northwest 1/4, 39.43 Feet To The East Right-Of-Way Line Of Old Wire Road West; Thence South 0 Degrees 05 Minutes 07 Seconds West Along Said East Right-Of-Way Line, 1505.49 Feet; Thence South 0 Degrees 22 Minutes 35 Seconds West Along Said East Right-Of-Way Line, 759.07 Feet To The Southwest Corner Of Lot 7 Of Paradise South, A Subdivision As Recorded In Plat Book 6, Pages 67 And 67a And To The Point Of Beginning; Thence Continue South 0 Degrees 22 Minutes 35 Seconds West Along Said East Right-Of-Way Line, 60.00 Feet To The Northwest Corner Of Lot 8, Paradise South; Thence South 89 Degrees 45 Minutes 31 Seconds East Along The North Line Of Said Lot 8, Paradise South, 674.57 Feet To The Northeast Corner Of Said Lot 8; Thence South 89 Degrees 58 Minutes 38 Seconds East, 2356.38 Feet; Thence North 0 Degrees 28 Minutes 53 Seconds East, 60.00 Feet; Thence North 89 Degrees 58 Minutes 38 Seconds West, 1380.75 Feet; Thence North 0 Degrees 22 Minutes 23 Seconds East, 1899.86 Feet; Thence North 89 Degrees 37 Minutes 37 Seconds West, 60.00 Feet; Thence South 0 Degrees 22 Minutes 23 Seconds West, 1900.23 Feet; Thence North 89 Degrees 58 Minutes 38 Seconds West, 915.85 Feet To The Southeast Corner Of Lot 7, Paradise South; Thence North 89 Degrees 45 Minutes 31 Seconds West, Along The South Line Of Said Lot 7, Paradise South, 674.45 Feet To The East Right-Of-Way Line Of Old Wire Road And The Point Of Beginning, In Columbia County, Florida.

Together with a 2006 NOBI Doublewide Mobile Home with VIN# N812401A and N812401B.