



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 8/14/2017 Meeting Date: 9/7/2017

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature:

Ben Scott

1. Nature and purpose of agenda item:

Special Family Lot Permit (SFLP 17 41) for Jeffrey Scott Thomas, son of Michael and Catherine Thomas.

2. Recommended Motion/Action:

There is no recommended motion or action.

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SFLP 17-41

Application Fee \$50.00

Receipt No. 4787

Filing Date 8-11-17

Completeness Date 8-14-17

Special Family Lot Permit Application

A. PROJECT INFORMATION

- Title Holder's Name: Michael & Catherine Thomas
- Address of Subject Property: 15912 N US HWY 441, Lake City, FL 32055
- Parcel ID Number(s): 08-1S-17-04507-001
- Future Land Use Map Designation: Agriculture
- Zoning Designation: Agriculture 3
- Acreage of Parent Parcel: 23.00
- Acreage of Property to be Deeded to Immediate Family Member: 1.98
- Existing Use of Property: Homesite
- Proposed use of Property: 2nd Homesite
- Name of Immediate Family Member for which Special Family Lot is to be Granted: Jeffrey Scott Thomas

PLEASE NOTE: Immediate family member must be a parent, grandparent, adopted parent, stepparent, sibling, child, adopted child, stepchild, or grandchild of the person who is conveying the parcel to said individual.

B. APPLICANT INFORMATION

- Applicant Status ☒ Owner (title holder) ☐ Agent
- Name of Applicant(s): Michael & Catherine Thomas Title: Owner
Company name (if applicable): _____
Mailing Address: 15912 N US HWY 441
City: Lake City State: Florida Zip: 32055
Telephone: (386) 365-7434 Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

- If the applicant is agent for the property owner*
Property Owner Name (title holder): Michael Thomas
Mailing Address: 15912 N US Hwy 441
City: White Springs State: Florida Zip: 32096
Telephone: (386) 461-2442 Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Map, Drawing, or Sketch of Parent Parcel Showing the Location of the Proposed Lot being Deeded to Immediate Family Member with Appropriate Dimensions (Must be a Minimum of One Acre). *Survey*
2. Personal Identification and Proof of Relationship, to Establish the Required Immediate Family Member Status, of both the Parent Parcel Owner and the Immediate Family Member. The Personal Identification Shall Consist of Original Documents or Notarized Copies from Public Records. Such Documents may include Birth Certificates, Adoption Records, Marriage Certificates, and/or Other Public Records.
3. Family Relationship Residence Agreement Affidavit is Required Stating that the Special Family Lot is being Created as a Homestead by the Immediate Family Member, that the Immediate Family Member shall obtain Homestead Exemption on the Lot. This Affidavit shall be Recorded in the Clerk of Courts Office.
4. Legal Description of Parent Parcel with Acreage (In Microsoft Word Format).
5. Legal Description of Property to be Deeded to Immediate Family Member with Acreage (In Microsoft Word Format).
6. Legal Description of Parent Parcel with Immediate Family Member Lot Removed with Acreage (In Microsoft Word Format).
7. Proof of Ownership (i.e. deed).
8. Agent Authorization Form, if applicable (signed and notarized).
9. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
10. Fee. \$50.00 - No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

A special family lot permit may be issued by the Board of County Commissioners on land zoned Agricultural or Environmentally Sensitive Area within these Land Development Regulations, for the purpose of conveying a lot or parcel to an immediate family member who is the parent, grandparent, adopted parent, stepparent, sibling, child, or adopted child, stepchild or grandchild of the person who conveyed the parcel to said individual, **not to exceed one (1) dwelling unit per one (1) acre** and the lot complies with all other conditions from permitting development as set forth in these Land Development Regulations. This provision is intended to promote the perpetuation of the family homestead in rural areas by making it possible for immediate family members to reside on lots as their primary residence which exceed maximum density for such areas, provided that the lot complies with the conditions for permitting established in Section 14.9 of the Land Development Regulations.

If approved by the Board of County Commissioner, the division of lots shall be recorded by separate deed, comply with all other applicable regulations of the Land Development Regulations, and comply with all other conditions for permitting and development as set forth in the Land Development Regulations. A completed building permit application shall be submitted within one (1) year of receiving approval by the Board of County Commissioners. One (1) extension can be requested in writing and approved by the Land Development Regulations Administrator not to exceed nine (9) months. If a special family lot permit expires, it shall have to go through the process again for approval as required by this section. A building permit for a special family lot shall be issued only to the immediate family member or their authorized representative (i.e. licensed building contractor or mobile home installer) after a recorded copy of the family relationship residence agreement affidavit and deed to the special family lot has been submitted to the Land Development Regulation Administrator as part of the building permit application process.

Special family lots which have not met the requirements for homestead exemption shall not be transferable except, as follows:

1. The deeding of the parcel back to the original owner of the parent tract as indicated in Section 14.9 of the Land Development Regulations;
2. To another individual meeting the definition of immediate family member;
3. To an individual not meeting the definition of immediate family member due to circumstances beyond the reasonable control of the family member to whom the original special family lot permit was granted such as divorce, death or job change resulting in unreasonable commuting distances, the immediate family member is no longer able to retain ownership of the special family lot, subject to approval by the original reviewing body that approved the special family lot permit; and
4. Upon approval of the transfer of the special family lot, the County will issue a Certificate of Transfer and the owner shall record the certificate in the Public Records in the Clerk of the Courts Office. This process shall apply retroactively to special family lots previously created under the Land Development Regulations.

Any decision made by the Board of County Commissioners is subject to a 30 day appeal period as outlined in Article 12 of the Land Development Regulations. Any action taken by the applicant within the 30 day appeal period is at the applicant's risk. No Certificate of Occupancy shall be issued until the 30 day appeal period is over or until any appeal has been settled.

Upon the applicant obtaining a Certificate of Occupancy, the applicant must file for Homestead Exemption. Homestead Exemptions can be filed each year with the Columbia County Property Appraiser's Office from January 1 to March 31.

Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Michael & Catherine Thomas

Applicant/Agent Name (Type or Print)

Catherine G. Thomas
Michael Thomas

Applicant/Agent Signature

8-10-17

Date

FAMILY RELATIONSHIP AFFIDAVIT

STATE OF FLORIDA
COUNTY OF COLUMBIA

BEFORE ME the undersigned Notary Public personally appeared, Michael & Catherine Thomas the Owner of the parent parcel which has been subdivided for and Jeffrey Scott Thomas, the Immediate Family Member of the Owner, which is intended for the Immediate Family Members primary residence use. The Immediate Family Member is related to the Owner as Son. Both individuals being first duly sworn according to law, depose and say:

1. Affiant acknowledges Immediate Family Member is defined as parent, grandparent, step-parent, adopted parent, sibling, child, step-child, adopted child or grandchild.
2. Both the Owner and the Immediate Family Member have personal knowledge of all matters set forth in this Affidavit.
3. The Owner holds fee simple title to certain real property situated in Columbia County, and more particularly described by reference with the Columbia County Property Appraiser Parent Tract Tax Parcel No. 08-1S-17-04507-001.
4. The Immediate Family Member holds fee simple title to certain real property divided from the Owners' parent parcel situated in Columbia County and more particularly described by reference to the Columbia County Property Appraiser Tax Parcel No. 08-1S-17-04507-004.
5. No person or entity other than the Owner and Immediate Family Member to whom permit is being issued, including persons residing with the family member claims or is presently entitled to the right of possession or is in possession of the property, and there are no tenancies, leases or other occupancies that affect the property.
6. This Affidavit is made for the specific purpose of inducing Columbia County to recognize a family division for an Immediate Family Member being in compliance with the density requirements of the Columbia County's Comprehensive Plan and Land Development Regulations (LDR's).
7. This Affidavit and Agreement is made and given by Affiants with full knowledge that the facts contained herein are accurate and complete, and with full knowledge that the penalties under Florida law for perjury include conviction of a felony of the third degree.

We Hereby Certify that the facts represented by us in this Affidavit are true and correct and we accept the terms of the Agreement and agree to comply with it.

Catherine G. Thomas
Michael Thomas
Owner

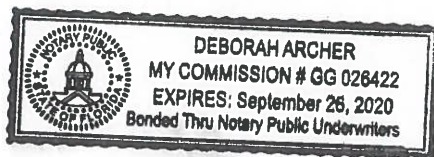
Jeffrey Scott Thomas
Immediate Family Member

Michael & Catherine Thomas
Typed or Printed Name

Jeffrey Scott Thomas
Typed or Printed Name

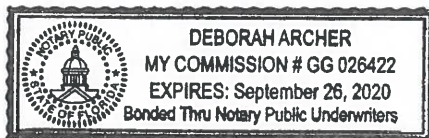
Subscribed and sworn to (or affirmed) before me this 11 day of Aug, 2017
by Michael & Catherine Thomas (owner) who is personally known to me or has produced
Drivers License as identification.

Deborah Archer
Notary Public



Subscribed and sworn to (or affirmed) before me this 11 day of Aug, 2017
by Jeffrey Scott Thomas (Family Member) who is personally known to me or has
produced Drivers License as identification.

Deborah Archer
Notary Public



APPROVED:
COLUMBIA COUNTY, FLORIDA

By: _____

Name: Brandon Stubbs

Title: County Planner

Columbia County Tax Collector

generated on 8/9/2017 10:49:53 AM EDT

Tax Record

Last Update: 8/9/2017 10:49:50 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type	Tax Year		
R04507-001		REAL ESTATE	2016		
Mailing Address		Property Address			
THOMAS H MICHAEL & CATHERINE		15912 US HIGHWAY 441 N WHITE			
15912 N US HWY 441		SPRINGS			
WHITE SPRINGS FL 32096		GEO Number			
		081S17-04507-001			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code	Escrow Code		
H3	25000	003			
HX	25000				
Legal Description (click for full description)					
08-1S-17 5000/5000 23.00 Acres ALL OF E1/2 OF SW1/4 LYING S OF LITTLE CREEK & W OF W R/W OF SR-47 & BEG NE COR OF SW1/4 OF SW1/4, S 00 DEG W 665.04 FT N 01 DEG W 665.42 FT, E 33 FT TO POB EX .25 AC DESC IN ORB 1182-1632. ORB 355-338					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	131,578	50,000	\$81,578	\$653.85
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	131,578	25,000	\$106,578	\$79.72
LOCAL	4.5040	131,578	25,000	\$106,578	\$480.03
CAPITAL OUTLAY	1.5000	131,578	25,000	\$106,578	\$159.87
SUWANNEE RIVER WATER MGT DIST	0.4093	131,578	50,000	\$81,578	\$33.39
LAKE SHORE HOSPITAL AUTHORITY	0.9620	131,578	50,000	\$81,578	\$78.48
Total Millage		16.1383	Total Taxes	\$1,485.34	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$603.70			
GGAR	SOLID WASTE - ANNUAL	\$579.00			
Total Assessments				\$1,182.70	

Taxes & Assessments		\$2,668.04
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/9/2016	PAYMENT	2100154.0003	2016	\$2,561.32

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

17500
1920
7-9-75

WARRANTY DEED

THIS WARRANTY DEED Made the 30th day of September, 1975 by and between LEON E. FERGUSON and ALVENA FERGUSON, his wife, MATTIE F. BULLARD, joined by her husband, GEORGE DEWEY BULLARD, MERIBA F. OGDEN, joined by her husband, RUFUS C. OGDEN, SR., and W. J. FERGUSON and MEREDYTHE C. FERGUSON, his wife, hereinafter called the Grantors, to H. MICHAEL THOMAS and CATHERINE G. THOMAS, his wife, whose post office address is Star Route - Box 76, White Springs, Florida 32096, hereinafter called the Grantee:

(Wherever used herein the terms "Grantors" 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.)

355
OFFICIAL RECORD

W I T N E S S E T H:

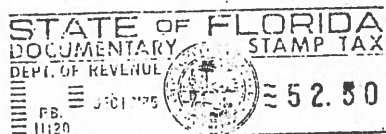
That the Grantors, for and in consideration of the sum of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Columbia County, FLorida, viz:

TOWNSHIP 1 SOUTH-RANGE 17 EAST

Section 8: The East 1/2 of the Southwest 1/4 lying South of the run of Little Creek and West of the Westerly Right of Way line of State Road No. 47, containing 25 acres, more or less.

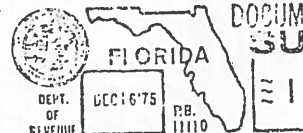
Together, with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

COLUMBIA
COUNTY
009398



-1-

COLUMBIA
COUNTY
110010



To have and to hold the same in fee simple forever.

And, the Grantors hereby covenants 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 taxes accruing subsequent to December 31, 1974.

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:

Donna B. Smith
Dale C. Ferguson
Witnesses

Leon E. Ferguson (SEAL)
LEON E. FERGUSON
Alvena Ferguson (SEAL)
ALVENA FERGUSON

Signed, sealed and delivered
in the presence of:

Dale C. Ferguson
Donna B. Smith
Witnesses

Mattie F. Bullard (SEAL)
MATTIE F. BULLARD
George Dewey Bullard (SEAL)
GEORGE DEWEY BULLARD

Signed, sealed and delivered
in the presence of:

Dale C. Ferguson
Donna B. Smith
Witnesses

Meriba F. Ogden (SEAL)
MERIBA F. OGDEN
Rufus C. Ogden Sr. (SEAL)
RUFUS C. OGDEN, SR.

Signed, sealed and delivered
in the presence of:

Dale C. Ferguson
Donna B. Smith
Witnesses

M. J. Ferguson (SEAL)
M. J. FERGUSON
Meredith C. Ferguson (SEAL)
MEREDITH C. FERGUSON


STATE OF FLORIDA

COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County Aforesaid to take acknowledgements, personally appeared MATTIE F. BULLARD, GEORGE DEWEY BULLARD, MERIBA F. OGDEN, RUFUS C. OGDEN, SR., W. J. FERGUSON and MERE-DYTHE C. FERGUSON, to me known to me to be the persons described the foregoing Warranty Deed and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in Lake City, Florida this 30th day of September, 1975.

Dale C. Ferguson
NOTARY PUBLIC
Notary Public, State of Florida at Large
My Commission Expires Oct. 10, 1979
Bonded by American Fire & Casualty Co.

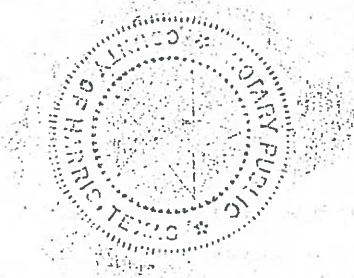


STATE OF TEXAS

COUNTY OF Harris

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid, and in the County aforesaid to take acknowledgements, personally appeared LEON E. FERGUSON and ALVENA FERGUSON, his wife, to me known to be the persons described in the foregoing Warranty Deed and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 24 day of September, 1975.



Bess E. Mooneyham
NOTARY PUBLIC
BESS E. MOONEYHAM
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1976

BOOK 355 PAGE 240
1975 DEC 16 AM 10:58
AN. E. Broad
CLERK OF CIRCUIT COURT
COLUMBIA COUNTY, FLORIDA

355 PAGE 340
OFFICIAL RECORDS

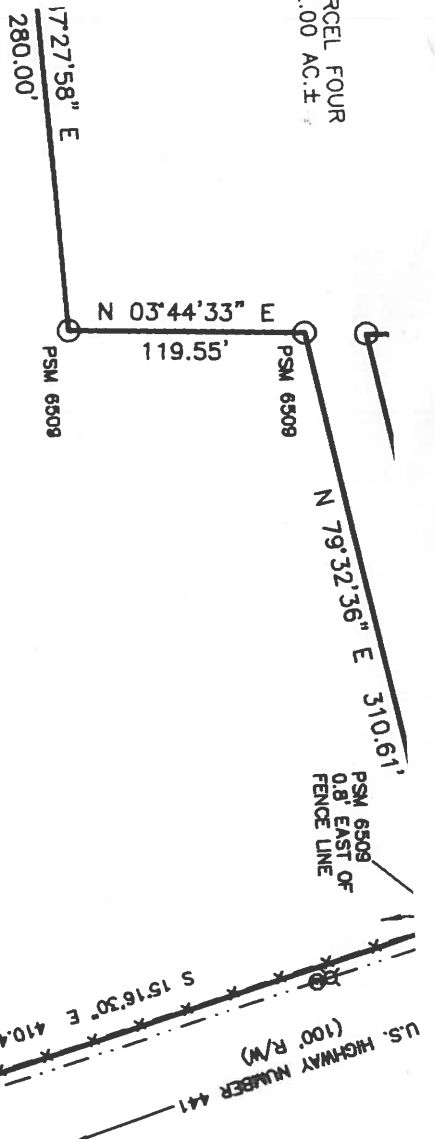
STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office
P. DEWITT CASON, CLERK OF COURTS

By: *Debbie Don*
Deputy Clerk

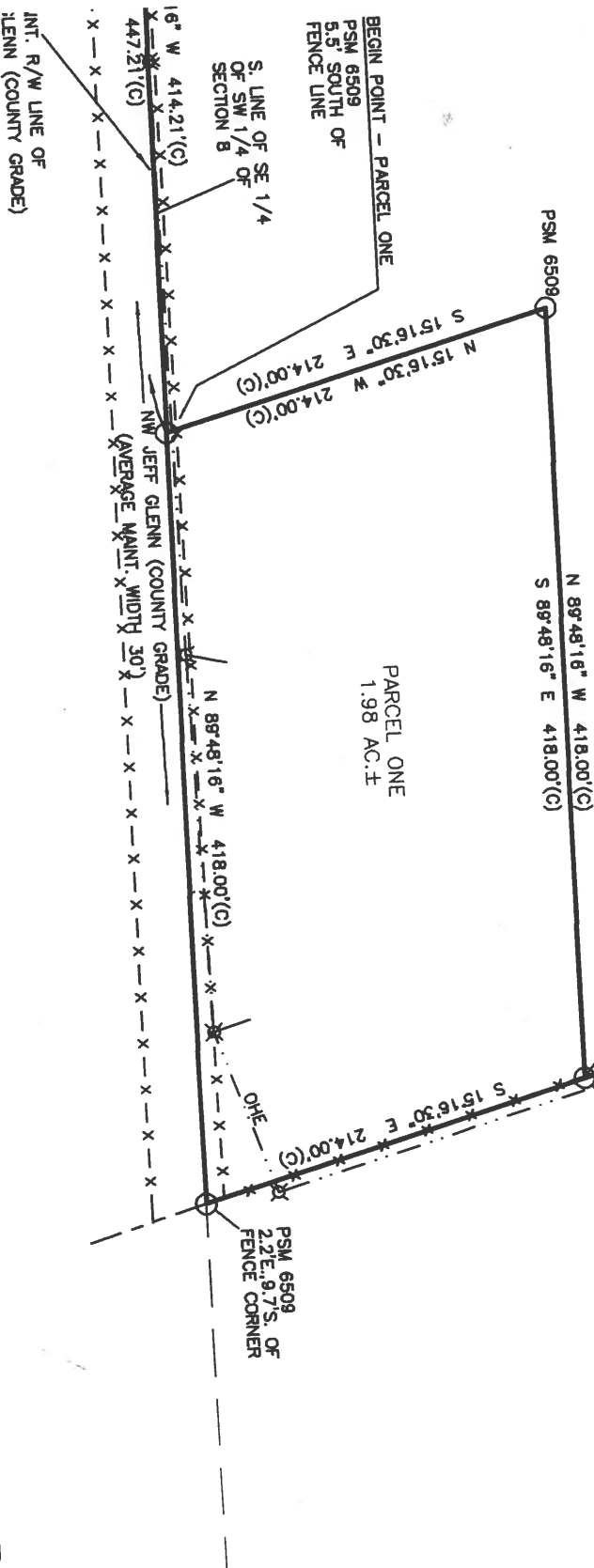
Date: Aug 14, 2017



RCCL FOUR
1.00 AC.±



PARCEL THREE
11.61 AC.±



PARCEL ONE
1.98 AC.±

COUNTY, FLORIDA, BEING MORE PARTICULARLY DEED
COMMENCE AT THE SOUTHWEST CORNER OF THE SE
AND RUN S 89°48'16" E ALONG THE SOUTH LINE OF
8 (ALSO BEING THE NORTH MAINTAINED RIGHT-OF-
OF 33.00 FEET; THENCE RUN N 01°52'14" W A DIST
WEST LINE OF SAID SE 1/4 OF THE SW 1/4 OF SE
DISTANCE OF 280.71 FEET; THENCE RUN S 89°48'16"
ON THE WEST LINE OF SAID SE 1/4 OF THE SW 1/
89°48'16" E A DISTANCE OF 590.88 FEET TO THE V
NUMBER 441; THENCE RUN S 15°16'30" E ALONG S
OF 325.69 FEET TO THE POINT OF BEGINNING; THE
300.48 FEET; THENCE RUN N 03°44'33" E A DISTAL
87°27'58" W A DISTANCE OF 280.00 FEET; THENCE
FEET; THENCE RUN N 87°27'58" E A DISTANCE OF
DISTANCE OF 119.55 FEET; THENCE RUN N 79°32'36"
WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMB
SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30
CONTAINING 2.00 ACRES, MORE OR LESS.

JOHN C. DRIG
PROFESSIONAL

DATE OF SIGNATURE
7-18

THIS SURVEY
AND THE OR
LICENSED SURVEYOR

PROF

JAS

DATE OF F

DRAWN: JC

SCALE 1"

BY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

PARCEL ONE

A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 8, AND RUN S 89°48'16" E ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE SW 1/4 OF SECTION 8 (ALSO BEING THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF NW JEFF GLENN), A DISTANCE OF 447.21 FEET TO THE POINT OF BEGINNING; THENCE RUN N 15°16'30" W A DISTANCE OF 214.00 FEET; THENCE RUN S 89°48'16" E A DISTANCE OF 418.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 441; THENCE RUN S 15°16'30" E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 214.00 FEET TO THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 8 (ALSO BEING THE NORTH MAINTAINED RIGHT-OF-WAY LINE OF NW JEFF GLENN); THENCE RUN N 89°48'16" W ALONG SAID SOUTH LINE AND SAID NORTH MAINTAINED RIGHT-OF WAY LINE A DISTANCE OF 418.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.98 ACRES, MORE OR LESS.

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

1198Ac Deed
Propose #
04507.004
Inst: 201712014668 Date: 08/03/2017 Time: 3:33PM
Page 1 of 2 B: 1341 P: 2741, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS INDENTURE, made this 1st day of August, 2017, between H.
MICHAEL THOMAS and his wife, CATHERINE G. THOMAS a/k/a CATHERINE
THOMAS, whose mailing address is 15912 North U.S. Highway 441, Lake City, Florida 32055,
parties of the first part, Grantors, and JEFFREY SCOTT THOMAS and his wife, MARCIE
LYNN THOMAS, as tenants by the entirety, whose mailing address is 149 SW Jeff Glen, White
Springs, Florida 32096, parties of the second part, Grantees,

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
Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said
Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate,
lying and being in Columbia County, Florida, to-wit:

A parcel of land lying within Section 8, Township 1 South, Range
17 East, Columbia County, Florida, being more particularly
described as follows:

Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of
said Section 8, and run S 89°48'16" E along the South line of said
SE 1/4 of the SW 1/4 of Section 8 (also being the North maintained
right-of-way line of NW Jeff Glen), a distance of 447.21 feet to the
POINT OF BEGINNING; thence run N 15°16'30" W a distance of
214.00 feet; thence run S 89°48'16" E a distance of 418.00 feet to
the West right-of-way line of U.S. Highway Number 441; thence
run S 15°16'30" E along said West right-of-way line a distance of
214.00 feet to the South line of the SE 1/4 of the SW 1/4 of said
Section 8 (also being the North maintained right-of-way line of NW
Jeff Glen); thence run N 89°48'16" W along said South line and said
North maintained right-of-way line a distance of 418.00 feet to the
POINT OF BEGINNING. Containing 1.98 acres, more or less.

SUBJECT TO reservations, restrictions, and easements of record,
and government, land use, and zoning regulations; also outstanding
mineral rights, if any, which are not hereby reimposed.

Tax Parcel No.: 08-1S-17-04507-001 (parent parcel)

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 Grantees 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 taxes accruing subsequent to December 31, 2016.

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:

Marilyn Feagle
Witness Signature
MARLIN Feagle
Print or type name


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

H. Michael Thomas (SEAL)
H. MICHAEL THOMAS

Catherine G. Thomas (SEAL)
CATHERINE G. THOMAS
a/k/a CATHERINE THOMAS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1st day of August, 2017, by **H. MICHAEL THOMAS** and his wife, **CATHERINE G. THOMAS** a/k/a **CATHERINE THOMAS**, who are personally known to me.

(NOTARIAL SEAL)

DIANE S. EDENFIELD
Commission # FF 086687
Expires May 26, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires: 05/26/18