

WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This document prepared by and to be returned to:

Kyle E. Petteway
Grunder & Petteway, P. A.
23349 NW CR 236, Suite 10
High Springs, Florida, 32643

Tax Parcel Number:
35-7S-16-04348-002
26-7S-16-04333-002
26-7S-16-04333-004 and 26-7S-16-04333-005

Incl 201212005417 Date: 4/9/2012 Time: 11:44 AM
Doc Stamp-Deed: 315.00
DC: P. DeWitt Cason, Columbia County Page 1 of 2 B: 1232 P: 2094

THIS INDENTURE made April 4, 2012,

BETWEEN Michael S. Breen and Phyllis Breen, husband and wife, whose post office address is 1182 SW Truluck Terr., Ft White, Florida, 32038, herein called Grantor, and

Norman R. Steadman and Lenora Steadman, husband and wife, whose post office address is 248 SW Ballista Glen, Ft White, Florida, 32038, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor 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 and assigns forever, the following described land, situate, lying and being in the county(ies) of Columbia state of Florida, to wit:

PARCEL "A"

COMMENCE AT THE SW CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°08'57"E., ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 663.55 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°08'57"E., A DISTANCE OF 663.63 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SW 1/4; THENCE N.00°37'39"W., A DISTANCE OF 665.11 FEET TO THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4; THENCE S.89°09'27"W., A DISTANCE OF 663.56 FEET TO THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4; THENCE S.00°37'18"E., A DISTANCE OF 665.24 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

A PART OF SECTION 26 AND SECTION 35, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°08'57"E., ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1327.18 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SW 1/4, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°08'57"E., ALONG SAID SOUTH LINE A DISTANCE OF 331.73 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE N.00°37'22"W., ALONG SAID WEST LINE, A DISTANCE OF 665.10 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE N.89°09'27"E., ALONG SAID NORTH LINE, A DISTANCE OF 331.78 FEET TO THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4; THENCE S.00°37'22"E., ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4 OF THE SW 1/4, A DISTANCE OF 665.06 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 26; THENCE S.00°06'09"W., ALONG THE EAST LINE OF WEST 1/2 OF GOVERNMENT LOT 3, A DISTANCE OF 657.64 FEET TO THE SOUTH LINE OF THE NW 1/4 OF THE N 1/2 OF SAID GOVERNMENT LOT 3; THENCE S.89°18'58"W., ALONG SAID SOUTH LINE, A DISTANCE OF 1327.91 FEET TO THE WEST LINE OF THE EAST 1/2 OF GOVERNMENT LOT 4; THENCE N.00°10'32"E., ALONG SAID WEST LINE, A DISTANCE OF 324.89 FEET; THENCE N.89°08'47"E., A DISTANCE OF 663.63 FEET TO THE EAST LINE OF THE EAST 1/2 OF SAID GOVERNMENT LOT 4; THENCE N.00°10'13"E., ALONG SAID EAST LINE, A DISTANCE OF 328.91 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR SW TRULUCK TERRACE.

ALSO:

SUBJECT TO, TOGETHER WITH, AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NW CORNER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°08'57"E., ALONG THE NORTH LINE OF SAID

SECTION 35, A DISTANCE OF 1297.18 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE N.89°08'57"E., A DISTANCE OF 693.51 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, ALSO BEING THE POINT OF TERMINATION OF SAID LINE.

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

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Kyle E. Petten
Witness: Print Name Kyle E. Petten

Michael S. Breen
Michael S. Breen

Amy L. Kenner
Witness: Print Name Amy L. Kenner

Kyle E. Petten
Witness: Print Name Kyle E. Petten

Phyllis Breen
Phyllis Breen

Amy L. Kenner
Witness: Print Name Amy L. Kenner

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 4th day of April, 2012 by Michael S. Breen and Phyllis Breen who

- ☒ are personally known to me
- ☐ who have produced a valid Florida driver's license as identification
- ☐ who produced _____ as identification

Kyle E. Petten
Notary Public at Large, State of Florida

