

Prepared by and return to:

Teresa Byrd Morgan
Morgan Law Center for Estate, Elder &
Legacy Planning, PLLC
234 East Duval Street
Lake City, Florida 32055

Grantees:

**JAMES. M. DURRANCE and
SHANNON M. DURRANCE,**
Trustees or their successors in trust,
under the **JAMES M. DURRANCE
LIVING TRUST, dated January 28,
2020,** and any amendments thereto.

Parcel Identification No.
20-2S-17-04748-000

Inst: 202112000443 Date: 01/11/2021 Time: 9:13AM
Page 1 of 3 B: 1427 P: 2243, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 0.70

WARRANTY DEED

THIS WARRANTY DEED, made this 28th day of January 2020, between **JAMES DURRANCE**, a married man, whose post office address is 302 SW Creekside Lane, Lake City, Florida 32025 (herein "Grantor"), and **JAMES. M. DURRANCE and SHANNON M. DURRANCE**, Trustees or their successors in trust, under the **JAMES M. DURRANCE LIVING TRUST, dated January 28, 2020,** and any amendments thereto, whose post office address is 302 SW Creekside Lane, Lake City, Florida 32025 (herein "Grantees").

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in **COLUMBIA County, Florida:**

TOWNSHIP 2 SOUTH, RANGE 17 EAST:

Section 20: Commence at the Northeast corner of the NW 1/4 of SE 1/4 of Section 20, Township 2 South, Range 17 East, and thence run West to the Westerly right-of-way line of State Road 441 for a POINT OF BEGINNING; thence run South along the said Westerly right-of-way line of State Road 441, 208.75 feet; thence West 417.50 feet; thence North 208.75 feet, more or less, to the North line of the NW 1/4 of SE 1/4 of said Section 20; thence run East along said North line to the POINT OF BEGINNING. Containing 2 acres, more or less.

ALSO

Section 20: Commence at the Northeast corner of the NW 1/4 of SE 1/4 of Section 20, Township 2 South, Range 17 East, and thence run West to the

Westerly right-of-way line of State Road 441; thence run South along the said Westerly right-of-way line of State Road 441, 208.75 feet for a POINT OF BEGINNING; thence run South along the said Westerly right-of-way line of State Road 441, 208.75 feet; thence run West 208.75 feet; thence North 208.75 feet; thence run East 208.75 feet to the POINT OF BEGINNING. Containing 1 acre, more or less.

ALSO

Section 20: Commence at the Northeast corner of the NW 1/4 of SE 1/4 of Section 20, Township 2 South, Range 17 East, and thence run West to the Westerly right-of-way line of State Road 441; thence run South along the said Westerly right-of-way line of State Road 441, 208.75 feet; thence run West 208.75 feet for a POINT OF BEGINNING; thence run South 208.75 feet; thence run West 208.75 feet; thence run North 208.75 feet; thence run East 208.75 feet to the POINT OF BEGINNING. Containing 1 acre, more or less.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

The subject property is not the homestead of the Grantor, the Grantor's spouse, or the Grantor's children, if any. The subject property is not contiguous to the homestead of the Grantor, the Grantor's spouse, or the Grantor's children, if any.

TOGETHER WITH all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

The Trustees, and their successors, are hereby conferred with full power and authority to protect and conserve said property; to sell, contract to sell, and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any person or entity, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof, and otherwise to manage and dispose of the above property as Trustee under the provisions of Section 689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said property in any manner whatsoever, shall be (a) obliged to see to the application of any purchase money, rent, or money borrowed or otherwise advanced on said property, (b) obliged to see that the terms of the trust have been complied with (c) obliged to inquire into the authority, necessity or expedience of any act of said Trust or Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the then current Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest

thereunder: (a) that at the time of the delivery thereof the Trust was in full force and effect, (b) that such instrument was executed in accordance with the terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver such instrument, and (d) that (upon filing an affidavit stating that they are the current Trustee) any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds.


Grantor hereby covenants with said Grantees 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in our presence:


SHANA R. TEEMS MILLER, Witness

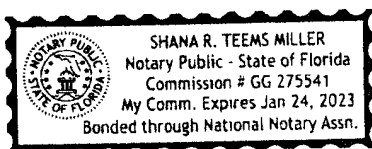
 (SEAL)
JAMES DURRANCE



ANGELA H. CRANFORD, Witness

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of January 2020, by **JAMES DURRANCE**, who is personally known to me and who did not take an oath.




SHANA R. TEEMS MILLER,
Notary Public, State of Florida