

Prepared By and Return To:
Bosshardt Title Insurance Agency, LLC
5532 NW 43rd Street
Gainesville, FL 32653

For the issuance of title insurance, file #: 25-235

[Space Above This Line For Recording Data]

TRUSTEE'S DEED

This Trustee's Deed made this May 12 2025 between **Loid Russell Bailey, Individually and as Trustee of the Trust Share FBO Loid Russell Bailey Jr., under the Dorothy H. Bailey Living Trust dated March 16, 2023** whose post office address is 234 Southwest Scott Place, Lake City, FL 32024, grantor, and **Joshua Anderson**, whose post office address is 312 Southwest Pilots Way, Lake City, FL 32024, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Columbia, Florida**, to-wit:

Lot 33, Block A, TROY HEIGHTS UNIT 2, according to the plat thereof recorded in Plat Book 6, Pages 170 and 171, of the Public Records of Columbia County, Florida.

Tax Parcel ID# 09-4S-16-02818-233

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

TRUSTEE, **Loid Russell Bailey, Trustee of the Trust Share FBO Loid Russell Bailey Jr., under the Dorothy H. Bailey Living Trust dated March 16, 2023** has/have full power to sell, transfer, mortgage said real estate.

Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that land is free of all encumbrances subject to taxes for **2025** and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:

[Signature]

1st Witness Signature

Aaron Bosshardt

1st Witness Printed Name

5532 NW 43rd Street
Gainesville, FL 32653

[Signature]

1st Witness Post Office Address

Kimberly Bosshardt

2nd Witness Signature

2nd Witness Printed Name

5532 NW 43rd Street
Gainesville, FL 32653

The Trust Share FBO Loid Russell Bailey Jr.,
under the Dorothy H. Bailey Living Trust
dated March 16, 2023

By: [Signature]
Loid Russell Bailey, Individually and as
Trustee

State of Florida
County of ALACHUA

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
 physical presence or online notarization, on this 5-10, 2025 by
Loid Russell Bailey, Individually and as Trustee of the Trust Share FBO Loid Russell Bailey Jr.,
under the Dorothy H. Bailey Living Trust dated March 16, 2023.

Personally Known OR Produced Identification

Type of Identification Produced: Drivers License

(Notary Stamp)

[Signature]

Signature of Notary

