

07/24/2024 11:33

Barbara Heimlich 727-204-4654

F

Prepared by and when recorded return to:

JEFFREY A. HERZOG, ESQ
LAW OFFICES OF JEFFREY A. HERZOG, P.A.
3106 AL BERNALI, US 19
PALM HARBOR, FLORIDA 34683

**Property Appraiser's Parcel Identification
No. 01615-006**



(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on this the 29 day of July in the year 2024, between EQUITY TRUST COMPANY, a South Dakota Corporation, AS SUCCESSOR BY MERGER TO STERLING TRUST COMPANY f/b/o ROBERT W. HEIMLICH IRA (hereinafter referred to as "Grantor"), with an address of 1 Equity Way, Westlake, Ohio 44145, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by ROBERT W. HEIMLICH (hereinafter referred to as "Grantee"), a married man, such Grantee having an address of 2837 21st Terrace SW, Largo, Florida 33774. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Columbia and State of Florida:

PARCEL D COOK PROPERTY, TOWNSHIP 2 SOUTH, RANGE 16 EAST, SECTION 15 A PART OF THE NORTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SAID SECTION 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST (1/4) OF THE SOUTHWEST (1/4) AND RUN THENCE NORTH 00 DEGREES 28' 36" WEST ALONG THE WEST LINE OF SAID NORTHWEST (1/4) OF THE SOUTHWEST 1/4, A DISTANCE OF 614.33 FEET; THENCE NORTH 88 DEGREES 28' 13" EAST, 1006.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 28' 13" EAST, A DISTANCE OF 313.35 FEET TO THE EAST LINE OF THE NORTHWEST (1/4) OF THE SOUTHWEST (1/4); THENCE RUN NORTH 00 DEGREES 22' 16" WEST, ALONG SAID EAST LINE A DISTANCE OF 687.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LASSIE BLACK HIGHWAY (FORMERLY KNOWN AS HIGHWAY 246); THENCE SOUTH 89 DEGREES 03' 58" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 320.08 FEET, THENCE SOUTH 00 DEGREES 56' 02" EAST 690.64 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH A 1993 CLAYTON DOUBLEWIDE MOBILE HOME WITH IDENTIFICATION NUMBERS CLFL35034A AND CLFL35034B LOCATED THEREON AND CONSIDERED A PART THEREOF.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and

07/24/2024 11:33

Barbara Heimlich 727-204-4654

P

all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Columbia County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Taxes for the current year have been prorated and are assumed by Grantee.

In Witness Whereof, the Grantor has executed this Warranty Deed on the day and year first above written

Signed, Sealed and Delivered in the presence of:

EQUITY TRUST COMPANY,
A South Dakota Corporation

[Signature]

Witness 1 Signature
Witness Name Tanea McCord
Witness Address 1 Equity Way,
Westlake, OH 44145

[Signature]
Authorized Agent

Name: Sarah Lee
Title: Corporate Alternate
Signer

[Signature]

Witness 2 Signature
Witness Name Tan Chalk
Witness Address 1 Equity Way,
Westlake, OH 44145

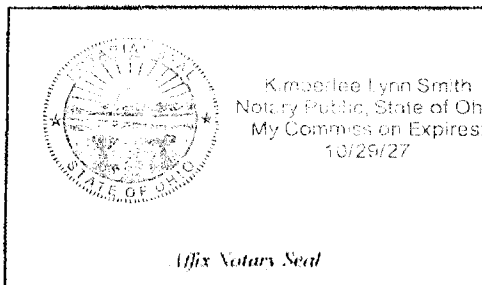
STATE OF OHIO

COUNTY OF CUYAHOHA

§
§
§

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by Sarah Lee, who is identified as an authorized agent of **EQUITY TRUST COMPANY**, a South Dakota Corporation, and is personally known to me thereby proving him/her to be the person whose name is subscribed to the foregoing instrument as Grantor

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 29 day of July, in the year 2024.



[Signature]
State of Ohio - Notary Public
Printed Name Kimberlee L. Smith
Commission Expires 10 29 27

DocuSign Envelope ID: A08B578A-D4E6-4155-A05F-62269F094DF8

**RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

Jeffrey A. Desich	Executive Vice Chairman	Richard A. Desich	Vice President
Matthew T. Gardner	Chief Financial Officer	George E. Sullivan	Chief Executive Officer
Elizabeth A. Jerdonek	Chief Legal Officer & Chief Administrative Officer		

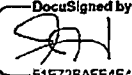
(CORPORATE ALTERNATE SIGNER)

Amber Baraona	Corporate Alternate Signer	Jeffrey Brown	Corporate Alternate Signer
Jillian Dyke	Corporate Alternate Signer	Jessica Hardon	Corporate Alternate Signer
Angela Ellingsworth	Corporate Alternate Signer	Paula Neuhoff	Corporate Alternate Signer
Sarah Lee	Corporate Alternate Signer	Taylor Schnear	Corporate Alternate Signer
Michael Ray	Corporate Alternate Signer	Carlie Ely	Corporate Alternate Signer
Heather Smith	Corporate Alternate Signer	Aaron Gibson	Corporate Alternate Signer
Gina Johnson	Corporate Alternate Signer	Eric Palmer	Corporate Alternate Signer
Jodi Hays	Corporate Alternate Signer	David Clarke	Corporate Alternate Signer
Megan Marett	Corporate Alternate Signer	Emily Ambuter	Corporate Alternate Signer
Ryan Mayhugh	Corporate Alternate Signer	Andrew Anger	Corporate Alternate Signer
Ryan Austin	Corporate Alternate Signer	Amy Ayers	Corporate Alternate Signer
Sacha Bretz	Corporate Alternate Signer	Sara Brylle	Corporate Alternate Signer
Jacqueline Diaz	Corporate Alternate Signer	Warren Fountaine	Corporate Alternate Signer
Helen Granum	Corporate Alternate Signer	Brandon Hall	Corporate Alternate Signer
Nicole Hamilton	Corporate Alternate Signer	Daniel Hanlon	Corporate Alternate Signer
Sean Hildreth	Corporate Alternate Signer	Theresa Knower	Corporate Alternate Signer
James Marcelak	Corporate Alternate Signer	Logan Thune	Corporate Alternate Signer
Marty Walden	Corporate Alternate Signer	Geoff Watts	Corporate Alternate Signer
Joell Corignolo	Corporate Alternate Signer	Matthew Griffis	Corporate Alternate Signer
Thomas Tapanes	Corporate Alternate Signer	Alivia Martindale	Corporate Alternate Signer

DocuSign Envelope ID: A08B578A-D4E6-4155-A05F-62269F094DF8


**SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

(OFFICER)

DocuSigned by:

51E72BAEE4E4477
Jeffrey A. Desich, Executive Vice Chairman

DocuSigned by:
Matthew Gardner
1AC27E8DAFF2B97
Matthew T. Gardner, Chief Financial Officer

DocuSigned by:
George Sullivan
1261D95122CC42A
George E. Sullivan, Chief Executive Officer

DocuSigned by:

29E810CEB1C7AFF
Richard A. Desich, Vice President

DocuSigned by:
Beth Jerdonek
2908FAE8E514400
Elizabeth A. Jerdonek, Chief Legal Officer &
Chief Administrative Officer


(CORPORATE ALTERNATE SIGNER)

DocuSigned by:
Amber Baraona
507E1C680002408
Amber Baraona, Corporate Alternate Signer

DocuSigned by:
Jillian Dyke
110BE119920C74E1
Jillian Dyke, Corporate Alternate Signer

DocuSigned by:
Angela Ellingsworth
0CCE83260004C8
Angela Ellingsworth, Corporate Alternate Signer

DocuSigned by:
Sarah Lee
83883D30971D441
Sarah Lee, Corporate Alternate Signer

DocuSigned by:

120E281A07DF09E
Michael Ray, Corporate Alternate Signer

DocuSigned by:
Heather Smith
7C4FD85A0DF747C
Heather Smith, Corporate Alternate Signer

DocuSigned by:
Gina Johnson
62A73B68F117483
Gina Johnson, Corporate Alternate Signer

DocuSigned by:
Jodi Hays
089879410CE0434
Jodi Hays, Corporate Alternate Signer

DocuSigned by:
Megan Malett
0988786E488443D
Megan Malett, Corporate Alternate Signer

DocuSigned by:
Ryan Maynugh
57AE0558B744CE
Ryan Maynugh, Corporate Alternate Signer

DocuSigned by:
Ryan Austin
1E0A44F0C194854
Ryan Austin, Corporate Alternate Signer

DocuSigned by:
Jeffrey S Brown
47C8E40B1B244B2
Jeffrey Brown, Corporate Alternate Signer

DocuSigned by:
Jessica Hardon
8243B7AC9E5E19B
Jessica Hardon, Corporate Alternate Signer

DocuSigned by:
Paula M. Neuhoff
5B86624D98FC410
Paula Neuhoff, Corporate Alternate Signer

DocuSigned by:
Taylor Schnear
67348B53C82405
Taylor Schnear, Corporate Alternate Signer

DocuSigned by:
Carlie M Ely
5024CE2BF0D14FC
Carlie Ely, Corporate Alternate Signer


DocuSigned by:
Aaron Gibson
334DEC719C31402
Aaron Gibson, Corporate Alternate Signer

DocuSigned by:
Eric J. Palmer
2808E243FE74B2
Eric Palmer, Corporate Alternate Signer

DocuSigned by:
David Clarke
0687D0091E14CE
David Clarke, Corporate Alternate Signer

DocuSigned by:
Emily Ambuter
9E8E514E2247C
Emily Ambuter, Corporate Alternate Signer

DocuSigned by:
Andrew Anger
ED6E2648FE047A
Andrew Anger, Corporate Alternate Signer

DocuSigned by:

28FAE28FAC04E4
Amy Ayers, Corporate Alternate Signer