

Inst: 202112013375 Date: 07/06/2021 Time: 12:26PM
Page 1 of 2 B: 1441 P: 1806, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

Prepared by:
(without examination of title)
Mark F. Moss, Esq.
301 W. Bay Street, Suite 1457
Jacksonville, Florida 32202

Return to:
Mark F. Moss, on behalf of
Law Offices of Mark F. Moss, PLLC, Trustee
301 W. Bay Street, Suite 1457
Jacksonville, Florida 32202

WARRANTY DEED TO TRUSTEE

THIS WARRANTY DEED Made this 30 day of June, 2021, by Darrel Warren and Denise Ortiz, as husband and wife, whose post office address is 289 NW Casey Glen, Lake City, FL 32055, Grantors, and Law Offices of Mark F. Moss, PLLC, whose post office address is 301 W. Bay Street, Suite 1457, Jacksonville, FL 32202, as Grantee and Trustee under Trust No. Two Hundred Fifty-Seven Southwest Aspen Glen, dated the 30 day of June, 2021, with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes sections 689.071 and 689.073.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the following real property:

LOT 11, BLOCK A, UNIT 1, WOODGATE VILLAGE, A RECORDED
SUBDIVISION IN THE SW ¼ OF THE SE ¼ OF SECTION 5, TOWNSHIP 4
SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, PLAT BOOK 5,
PAGE 16.

Property Appraiser's Parcel Identification Number: 05-4S-16-02777-012 (11776)

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 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 whosever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, of the current year.

THE INTEREST of the beneficiaries under said Trust is personal property. Persons dealing with Trustee are not obligated to look to the application of purchase monies. The interest of the beneficiaries is solely in the rights, proceeds and avails of Trust Property, not in the title, legal or equitable, of said real estate. The liability of the Trustee under this deed and the trust Agreement is limited to the assets of the trust and the Trustee hereunder has no personal liability whatsoever.

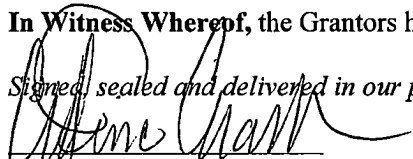
IN THE EVENT of death of the Trustee the following persons are nominated successor trustees in order of their listings. The filing of a death certificate of the original Trustee, along with an Affidavit of Acceptance by the First Successor Trustee shall be effective to vest title to him or her. Filing of a death certificate of a

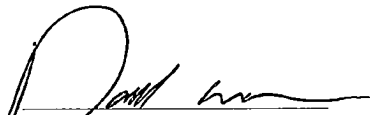
Successor Trustee or an Affidavit of Non-Acceptance by a Successor Trustee, along with an Affidavit of Acceptance by an Alternate Successor Trustee shall be effective to vest title in such Alternate Successor Trustee.

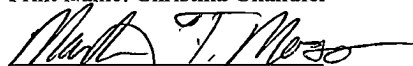
The title of this property has not been examined by the preparer of this deed.

In Witness Whereof, the Grantors have set Grantors' hands and seals as of the 30 day of June, 2021.

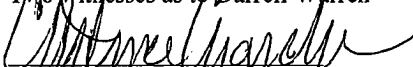
Signed, sealed and delivered in our presence:

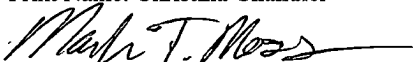

Print Name: Christina Chandler


Darrell Warren


Print Name: Mark F. Moss
Two witnesses as to Darrell Warren


Denise Ortiz

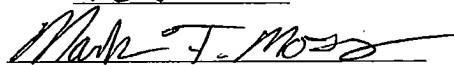

Print Name: Christina Chandler


Print Name: Mark F. Moss
Two witnesses as to Denise Ortiz

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30 day of June 2021, by DARRELL WARREN, who: ☐ is personally known to me; ☒ produced a as FLDL identification and DENISE ORITZ, who: ☐ is personally known to me; ☒ produced a as FLDL identification.

Physical Presence ☒
Online Notarization ☐


Notary Public--State of Florida

Print Notary Name: _____

My Commission Number is: _____

My Commission Expires: _____

