

WARNTDEEDtmw
COLUMDEEDEpb

RETURN TO/Prepared by:
David A. King, Attorney
1416 Kingsley Avenue
Orange Park, FL 32073

Inst: 201812008051 Date: 04/25/2018 Time: 1:02PM
Page 1 of 2 B: 1358 P: 1210, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED

THIS DEED, made this 24th day of April, 2018 **BY AND BETWEEN**

William Dudley McGaha, AKA William D. McGaha, a single man
2628 Rosewood Court
Orange Park, Florida 32065

hereinafter "GRANTOR", and

William D. McGaha, as Trustee, or any successor Trustee, of The Logan D. McGaha Supplemental Needs Trust, under a Florida trust agreement dated March 2, 2018, with full power and authority to protect, conserve, sell, lease, assign, convey, mortgage, encumber, manage and dispose of the caption property, or any interest therein or any part thereof, pursuant to the terms of said Trust, and pursuant to Section 689.073, Florida Statutes, as amended,

2628 Rosewood Court
Orange Park, Florida 32065

hereinafter "GRANTEE",

WITNESSETH, That said Grantor has gifted, granted, and conveyed to the Grantee and Grantee's heirs, successors and assigns forever, without consideration, the following described caption lands (the "Property") located in the County of **Columbia**, State of Florida:

Lot Forty-Nine (49) of CEDAR SPRING SHORES,
Unit five (5), a Subdivision as per plat
thereof recorded in Plat Book 4, page 5 of
the current public records of Columbia
County, Florida.

PARCEL NO. 18-7S-16-04236-073

D.O.R. EXAMINER/CLERK OF THE COURT

This Deed represents a gift conveyance of unencumbered real property from a father to the Supplemental Needs Trust that will benefit his son. The caption property has **no** outstanding mortgage; therefore, pursuant to F.A.C. §12B - 4.014(2)(a) and (b), this conveyance is subject to the minimum Florida documentary stamp tax in the amount of \$0.70.

The Grantor and the Grantee have not provided or requested the benefit of a current survey or evidence of good title in the preparation of this Deed. The Preparer makes no representations or warranties as to the status or the condition of the title conveyed or to matters that may be ascertained from an accurate current survey.

Together with and subject to covenants, restrictions, reservations and easements of record, if any, and taxes for the current year.

Together with all tenements, improvements, incorporeal rights and appurtenances thereto; to have and to hold same in fee simple forever.

Said Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, has hereunto set Grantor's hand this day and year first above written.

WITNESSED BY:

David A. King
Witness
Print DAVID A. KING

William D. McGaha
Name: William Dudley McGaha
AKA William D. McGaha
Address: 2628 Rosewood Court
Orange Park, FL 32065

Sherry L. Davis
Witness
Print Sherry L. Davis

STATE of FLORIDA
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, personally appeared William D. McGaha, who is personally known to me to be the person who executed the foregoing instrument and who acknowledged before me that he executed same, on this 24th day of April, 2018.



Emilee P. Binek
Print Name Emilee P. Binek
Notary Public