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Inst: 202112014137 Date: 07/15/2021 Time: 2:59PM
Page 1 of 2 B: 1442 P: 1317, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy ClerkDoc Stamp-Deed: 0.70

This Document Prepared by and Return to:
Joseph L. Boles, Jr., Esquire
Florida Bar No.: 437522
19 Riberia Street
St. Augustine, FL 32084

NOTE TO DEPARTMENT OF REVENUE: Minimum documentary stamp tax has been paid on this deed because this is a transfer to the trust from a grantor who has the power to revoke the trust, and because there is only nominal consideration for the transfer. See FAC Rule 12B-4.013(33).

WARRANTY DEED

MADE THIS 8 day of July, 2021 by EDMUND W. BLACKWELL, JR. AND BONNIE MARIE BLACKWELL, husband and wife, whose post office address is 175 Venetian Blvd., St. Augustine, FL 32095, hereinafter called the Grantor(s), to EDMUND W. BLACKWELL, JR. AND BONNIE M. BLACKWELL, TRUSTEES OF THE BLACKWELL FAMILY TRUST whose post office address is 175 Venetian Blvd., St. Augustine, FL 32095, hereinafter called the Grantee(s):

(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.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lots 38, 39 and 40, THREE RIVERS ESTATES SECTION 11, according to the plat thereof recorded in Plat Book 3, Page 54, of the public records of Columbia County, Florida.

Together with a 1991 Destiny Mobile home ID# D13PM27465

Parcel No. 00-00-00-00856-003

THIS CONVEYANCE IS MADE BY THE GRANTOR WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES.

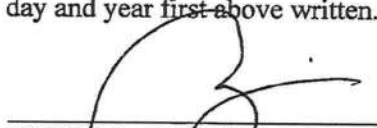
THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.


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 whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, that said Grantor has signed and sealed these presents the day and year first above written.


BRIGID L. MASSON
Witness #1

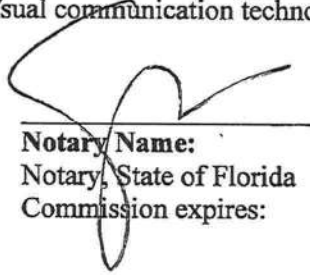

SUZANN YOUNG-GARNES
Witness #2


EDMUND W. BLACKWELL, JR.


BONNIE MARIE BLACKWELL

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of July, 2021 by **EDMUND W. BLACKWELL, JR. AND BONNIE MARIE BLACKWELL** who [] is personally known or [X] produced DL identification, and was acknowledged [X] in person or [] via audio-visual communication technology.


Notary Name:
Notary, State of Florida
Commission expires:

