

Prepared by and Return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20218

Inst: 202412016441 Date: 07/30/2024 Time: 3:23PM
Page 1 of 3 B: 1520 P: 942, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 199.50

Trustee's Special Warranty Deed

This indenture made the 22 day of July, 2024, between Edward D. Jones Trust Company, as Successor Trustee of the Joyce D. Crabtree Revocable Trust dated July 22, 2019 (the "Trust"), whose address is 12555 Manchester Rd, St Louis, MO 63131, Grantor, to 2911 Properties LLC, a Florida Limited Liability Company, whose address is 212 SW COTTAGE GLEN, Lake City, FL 32024, Grantee:

Witnesseth that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00 US) and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does distribute, grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property located and situated in Columbia County, Florida and fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all tenements, hereditaments, easements, and appurtenances belonging to or in any way appertaining to the Property.

Subject to taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

To have and to hold the same in fee simple forever.

Grantor hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

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

Signed, sealed, and delivered in our presence:

Janet Hull
Witness

Janet Hull
Printed Name
1855 Manchester Rd
St Louis MO 63131
Witness Postal Address

Gerald T. Hull
Witness

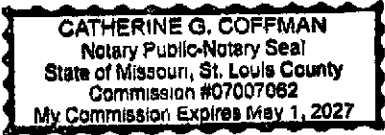
GERALD T. HULL
Printed Name
1855 Manchester Rd
St Louis MO 63131
Witness Postal Address

Tracy Schlute
Tracy Schlute, Sr Unique Asset Specialist for
Edward Jones Trust Company, Trustee of the
Joyce D Crabtree Trust dated July 22, 2019

STATE OF MO
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 22 day of July, 2024, by Tracy Schlute, Sr Unique Asset Specialist for Edward D. Jones Trust Company, as Successor Trustee of the Joyce D. Crabtree Revocable Trust dated July 22, 2019.

Catherine G. Coffman
Signature of Notary Public



Print, Type/Stamp Name of Notary
Catherine G. Coffman

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: drivers license

EXHIBIT "A"
LEGAL DESCRIPTION

Property Address: Southwest Troy Street
Lake City, FL 32024

Section 10, Township 4 South, Range 16 East

Commence where the East land line of the Southeast Quarter of the Northeast Quarter intersects the North right-of-way of Troy Road; thence run N 89°43'00" W along said right-of-way, a distance of 160.00 feet to the POINT OF BEGINNING; thence continue N 89°43'00" W along said right-of-way, a distance of 344.83 feet; thence run N 0°29'00" E, a distance of 278.20 feet; thence run S 89°00'07" E, a distance of 344.84 feet; thence run S 0°29'00" W, a distance of 273.90 feet to the POINT OF BEGINNING.

Less and Except:

Section 10, Township 4 South, Range 16 East

Commence at the point of intersection of the East line of the SE 1/4 of the NE 1/4 of Section 10, Township 4 South, Range 16 East, Columbia County Florida and the Northerly Right of way line of Troy Road and run N 89°43'00" W along said northerly right of way line of Troy Road a distance of 299.38 feet to the point of beginning thence continue N 89°43'00" W still along northerly right of way line of Troy road a distance of 205.67 feet; thence N 00°26'03" E a distance of 278.15 feet, thence S 89°00'30" E a distance of 221.60 feet, thence S 03°44'29" W a distance of 276.28 feet to the point of beginning in Columbia County Florida.