

Prepared by & Return to:
American Patriot Title
13000 North Dale Mabry Hwy
Tampa, Florida 33618

File Number: 22-0447

General Warranty Deed

Made this October 12, 2022 A.D. by **Joseph Bruce Dicks, as individually and as Co-Trustees of the Residuary Family Trust created under Article V of the Last Will and Testament of Lottie M. Dicks, deceased**, whose address is: 149 SW Lucile Ct., Lake City, Florida 32024, and **Julie Ann Bielling, individually and as Co-Trustees of the Residuary Family Trust created under Article V of the Last Will, and Testament of Lottie M. Dicks, deceased** whose address is: 5001 West S.R 238, Lake Butler, Florida 32054, hereinafter called the grantor, to **Larry Long Huynh and Terry Mai Nguyen, husband and wife**, whose address is: 1502 SW Wilson Springs Rd, Fort White, Florida 32038, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" includes 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 **Ten Dollars, (\$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:

A PARCEL OF LAND LYING AND BEING IN SW 1/4 OF THE NE 1/4, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4, AND RUN THENCE NORTH 89° 36' 43" EAST, ALONG THE SOUTH LINE OF SW 1/4 OF NW 1/4, A DISTANCE OF 641.46 FEET, TO THE EASTERLY (COUNTY MAINTAINED) RIGHT OF WAY OF SW YALE TERRACE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 36' 43" EAST, ALONG SAID SOUTH LINE OF SE 1/4 OF NW 1/4 A DISTANCE OF 646.71 FEET; THENCE NORTH 00° 26' 03" WEST, A DISTANCE OF 498.99 FEET; THENCE SOUTH 89° 36' 43" WEST, A DISTANCE OF 569.95 FEET TO SAID EASTERLY RIGHT OF WAY OF SW YALE TERRACE; THENCE SOUTH 04° 23' 19" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 52.41 FEET; THENCE SOUTH 07° 36' 35" WEST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 255.55 FEET; THENCE SOUTH 10° 15' 53" WEST, A DISTANCE OF 196.99 FEET TO THE POINT OF BEGINNING.

Parcel ID Number:

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, 2021.

Said property is not the homestead of the Grantor under the laws and Constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

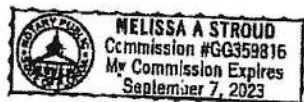
Brandon USU-1
Witness
Brandon USU-1
Printed Name

Joseph Bruce Dicks (Seal)
Joseph Bruce Dicks, as individually and as Co-Trustees
of the Residuary Family Trust created under Article V
of the Last Will and Testament of Lottie M. Dicks,
deceased
Address: 149 SW Lucie Ct., Lake City, Florida 32024

M A Stroud
Witness
Melissa A Stroud
Printed Name

State of FLORIDA
County of Columbia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 12th day of October, 2022, by Joseph Bruce Dicks, as individually and as Co-Trustees of the Residuary Family Trust created under Article V of the Last Will and Testament of Lottie M. Dicks, deceased who has produced a driver's license as identification.



M A Stroud
Notary Public
Melissa A Stroud
Print Name:
My Commission Expires:
Sept 7 2023

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Brandon USU-1
Witness
Brandon USU-1
Printed Name

Julie Ann Bielling
Julie Ann Bielling, individually and as
Co-Trustees of the Residuary Family Trust
created under Article V of the Last Will and Testament of Lottie M. Dicks, deceased
Address: 5001 West S.R 238, Lake Butler, Florida 32054

M A Stroud
Witness
Melissa A Stroud
Printed Name

State of FLORIDA
County of Columbia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this 12th day of October, 2022, by Julie Ann Bielling, individually and as Co-Trustees of the Residuary Family Trust created under Article V of the Last Will and Testament of Lottie M. Dicks, deceased who has produced a driver's license as identification.



M A Stroud
Notary Public
Melissa A Stroud
Print Name:
My Commission Expires:
Sept 7 2023