

PREPARED BY:

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Columbia County Tax I.D. # 35-4S-16-03282-019

SPECIAL WARRANTY DEED

THIS INDENTURE, made February 6, 2023, by **WESLEY DARIN DAVIS, SR. and TRACY MICHELLE DAVIS, a married couple conveying homestead property**, whose address is 888 SW King St., Lake City, FL 32024, hereinafter called Grantor(s), to **WESLEY DARIN DAVIS, SR. and TRACY MICHELLE DAVIS as Trustees of the DAVIS FAMILY TRUST dated February 6, 2023 ("Trust")**, with full power and authority to protect, conserve, and to sell, or to lease or to encumber, or to convey, or to otherwise manage and dispose of the real property described herein pursuant to Florida Statute § 689.071, whose address is 888 SW King St., Lake City, FL 32024, hereinafter called Grantee(s).

(Wherever used herein the terms "Grantor(s)" and Grantee(s)" 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(s), for and in consideration of the sum \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situated in **Columbia County, Florida**, to wit:

Legal Description of Real Property:

As described in Exhibit A hereto.

Property Address: 888 SW King St., Lake City, FL 32024.

SUBJECT TO easements and restrictions of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor hereby covenants with said Grantee that 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 Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, subject to taxes for 2021 and all subsequent years.

This instrument has been prepared solely from information given by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description

or quantity of land described, as no examination of title to the property was requested or conducted. The preparer has not been requested to provide, nor has the preparer provided, advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance or verified the accuracy of the amount of consideration stated to have been paid in connection with the conveyance or upon which documentary stamp taxes have been calculated.

The Trust instrument referred to above grants to the Grantor of said trust the right to possess and a beneficial interest for life in any property described therein in which the Grantor resides. This beneficial interest is intended to be construed as a beneficial title in equity to real property, and to qualify such property under Sections 196.031 and 196.041, Florida Statutes, or any successor statutes, for all homestead exemptions for which the Grantor is otherwise eligible.

IN WITNESS WHEREOF, the Grantor(s) has executed this deed under seal on the day and year first above written.

Wesley Darin Davis, Sr.
WESLEY DARIN DAVIS, SR.

Tracy Michelle Davis
TRACY MICHELLE DAVIS

Signed, sealed and delivered in our presence as witnesses:

Carol W. Overacker
Witness #1 sign name above
CAROL W. OVERACKER

Rita D. Worley
Witness #2 sign name above
RITA D. WORLEY

Witness #1 print name above

Witness #2 print name above

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged and subscribed before me by means of physical presence, by **Wesley Darin Davis, Sr. and Tracy Michelle Davis**, who ☒ are personally known to me to be the person described herein, or ☐ produced a driver's license issued by a state of the United States within the last five years as identification, or ☐ produced _____ as identification, on February 6, 2023.



[Signature]
Notary Public

Exhibit A

BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.88°59'34"W., 497.95 FEET; THENCE N.01°05'34"E., 712.03 FEET; THENCE S.88°49'30"W., 89.57 FEET; THENCE N.13°34'31"E., 509.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW KING STREET; THENCE N.89°11'32"E., ALONG SAID RIGHT-OF-WAY LINE 255.88 FEET; THENCE S.09°21'06"W., 605.00 FEET; THENCE S.01°05'34"W., 277.98 FEET; THENCE N.88°59'34"E., 379.90 FEET TO THE EAST LINE OF SAID NE 1/4 OF NE 1/4; THENCE S.08°12'25"W., ALONG SAID EAST LINE, 334.69 FEET TO THE POINT OF BEGINNING. CONTAINING

SUBJECT TO AN EASEMENT MORE PARTICULARLY DESCRIBED AS:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES AS LIES 30.00 FEET TO THE RIGHT (EAST) OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.88°59'34"W., 497.95 FEET; THENCE N.01°05'34"E., 712.03 FEET; THENCE S.88°49'30"W., 89.57 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE N.13°34'31"E., 509.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW KING STREET AND TO THE POINT OF TERMINATION OF SAID LINE. SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEED TO CREATE THE BOUNDARIES THEREOF.