

After Recording Return to:
Karen Peterson
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205

This Instrument Prepared by:
Karen Peterson
Stewart Title Company
101 Riverfront Blvd, Suite 650
Bradenton, FL 34205
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
21-4S-17-08631-110
File No.: 1095207

WARRANTY DEED

This Warranty Deed, Made the 23rd day of February, 2021, by Millenium Bank f/k/a Columbia Bank, having its place of business at: 151 NW Commons Loop, Lake City, FL 32055, hereinafter called the "Grantor", to Robert E. Crowther, Trustee of the Richard A. Crowther Irrevocable Special Needs Trust, whose post office address is: 188 James Jipson Rd., Burlington, ME 04417, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Forty Two Thousand Dollars and No Cents (\$42,000.00)** 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, to wit:

Lot 10, of Creek Run Plantation, according to the Plat thereof as recorded in Plat Book 9, Pages 55-56, of the Public Records of Columbia County, Florida.

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, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of the Corporation)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Lot 10 Creek Run Plantation Subdivision, TBD Holly Terrace, Lake City, FL 32025

Witness Signature: [Signature]

Printed Name: Connie Anderson

Millenium Bank f/k/a/ Columbia Bank

[Signature]
Lori Glebeig Simpson, SVP

Witness Signature: [Signature]

Printed Name: Katie Ponce

State of Florida Columbia
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of February, 2021 by Lori Glebeig Simpson as Senior Vice President of Millenium Bank f/k/a Columbia Bank. He/She has produced as is personally known to me. identification.

Notary Public Signature: [Signature]

Printed Name: Katie Ponce

My Commission Expires: 01-25-2024
(SEAL)

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)

