

This Instrument Prepared by
and Return to:
Teresa Byrd Morgan
Morgan Law Center
234 East Duval Street
Lake City, Florida 32055

Grantees:
Barbara Culp Hanna and
Julia H. Young, Trustees
or their successors in
trust, under the LOIS G.
PEARCE LIVING TRUST,
dated June 22, 2010, and
any amendments thereto.

Parcel Identification No.
26-3S-16-02309-062

Inst. 201312007555 Date: 5/16/2013 Time: 4:47 PM
Stamp: Deed 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 4 B: 1254 P: 2265

WARRANTY DEED

THIS WARRANTY DEED, made this 2nd day of May, 2013, between Lois Gerthena Pearce, a single person, whose post office address is 347 NW Harris Lake Drive, Lake City, Florida 32055 (herein "Grantor"), and Barbara Culp Hanna and Julia H. Young, Trustees or their successors in trust, under the LOIS G. PEARCE LIVING TRUST, dated June 22, 2010, and any amendments thereto, whose post office address is 347 NW Harris Lake Drive, Lake City, Florida 32055, (herein "Grantees").

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in Columbia County, Florida:

Lot 62, Unit 1 Fairway View Subdivision, ORB 355-591, 375-841 and 867-1357,

AND

Two contiguous parcels each containing .52 acres, more or less, as fully described on Schedule "A" attached hereto, and as reflected in Warranty Deed dated 11/26/2010, ORB 1205, p 2558-2559.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any.

TOGETHER WITH all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

The Trustees, and their successors, are hereby conferred with full power and authority to protect and conserve said property; to sell, contract to sell, and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any person or entity, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof, and otherwise to manage and dispose of the above property as Trustee under the provisions of Section 689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said property in any manner whatsoever, shall be (a) obliged to see to the application of any purchase money, rent, or money borrowed or otherwise advanced on said property, (b) obliged to see that the terms of the trust have been complied with (c) obliged to inquire into the authority, necessity or expedience of any act of said Trust or Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the then current Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof the Trust was in full force and effect, (b) that such instrument was executed in accordance with the terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver such instrument, and (d) that (upon filing an affidavit stating that they are the current Trustee) any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds.

Grantor hereby covenants with said Grantees 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.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

Shana R. Teems Miller
Shana R. Teems Miller, Witness

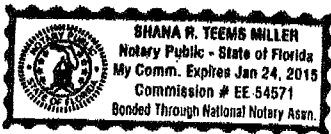
Lois G. Pearce (SEAL)
LOIS GERTHENA PEARCE

Angela H. Cranford
Angela H. Cranford, Witness

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 2nd day of May, 2013, by LOIS GERTHENA PEARCE, who is personally known to me and who did not take an oath.



Shana R. Teems Miller
Shana R. Teems Miller,
NOTARY PUBLIC, STATE OF FLORIDA

SCHEDULE "A"

TOWNSHIP 3 SOUTH RANGE 16 EAST

SECTION 26: COMMENCE at the Southwest corner of Section 26, Township 3 South, Range 16 East, Columbia County, Florida, and run N 88°59'30"E along the South line of said Section 26 a distance of 725.23 feet; thence N 80°23'35"E 730.47 feet thence S 81°36'25"E 30.00 feet to the POINT OF BEGINNING; thence N 80°23'35"E 150.00 feet, thence S 81°36'25"E 150.00 feet; thence S 80°23'35"W 150.00 feet; thence N 81°36'25"W 150.00 feet to the POINT OF BEGINNING; containing 0.52 acres, more or less.

SUBJECT TO: An Easement for drainage purposes over the North 7.5 feet of said lot; and FURTHER SUBJECT TO: An Easement for utility purposes over the East 6 feet and the West 6 feet of said lot and over the North 10 feet and the South 10 feet of said lot.

TOGETHER WITH a non-exclusive, perpetual easement for ingress and egress described as follows:

A strip or parcel of land in Section 26, Township 3 South, Range 16 East, Columbia County, Florida, said lands lying 30 feet each side of the following described centerline:

BEGIN at the Northerly Terminal Point of Lake Harris Drive, said point being also on the North boundary of "Fairway View Unit 1" as recorded in Plat Book 3, Page 59 of the public records of Columbia County, Florida; thence run N 80°23'35"E, along said centerline 522.01 feet to the Point of Curve of a Curve Concave to the right having a radius of 380.00 feet and a total central angle of 42°06'35"; thence Northeasterly along the arc of said curve still along said centerline 179.28 feet to the Point of Tangency of said curve; thence N 50°30'10"E, still along said centerline 614.43 feet to the Point of Curve of a Curve Concave to the left having a radius of 360.00 feet and a total central angle of 51°41'03"; thence Northeasterly and Northerly along the arc of said curve still along said centerline 324.74 feet to the Point of Tangency of said curve, also the TERMINAL POINT of said centerline.

AND

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 26. COMMENCE at the Southwest corner, Section 26, Township 3 South, Range 16 East, Columbia County, Florida, and run N 88°59'30"E along the South line of said Section 26 a distance of 725.23 feet to its intersection with the centerline of Harris Lake Drive thence N 80°23'35"E along said centerline 573.03 feet to the North line of Fairway View "Unit 1" as recorded in Plat Book 3, Page 99, of the Public Records of Columbia County, Florida; thence N 83°57'29"E along said North line, Fairway View "Unit 1" a distance of 30.90 feet to the Northwest corner of Lot 62 of said Fairway View "Unit 1" and the POINT OF BEGINNING; thence N 80°23'35"E 150.00 feet; thence S 81°36'25"E 150.00 feet; thence S 80°23'35"W 150.00 feet to the Northeast corner of said Lot 62; thence N 81°36'25"W along the North line of said Lot 62, Fairway View "Unit 1" a distance of 150.00 feet to the POINT OF BEGINNING, containing 0.52 acres, more or less.

SUBJECT to an easement for utility purposes 9 feet in width along the South side thereof, 6 feet in width along the North side thereof, and 10 feet in width along the East and West sides thereof