

This instrument prepared by and to be returned to:
Judy Karniewicz, Esquire
The Karniewicz Law Group
3834 W. Humphrey Street
Tampa, FL 33614
(813) 962-0747

Inst: 201712006320 Date: 04/06/2017 Time: 11:14AM
Page 1 of 2 B: 1334 P: 717, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29 day of July, 2016 by and between, **Lena Lofton, a widowed woman**, whose post office address is 975 S.W. Jones Terrace, Lake City, Florida 32025, as Grantor, to **Lena E. Lofton, as Trustee of the Lena E. Lofton Revocable Trust dated July 29, 2016**, whose post office address is 975 S.W. Jones Terrace, Lake City, Florida 32025, as Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, her successors and assigns forever, all of that certain real property in Columbia County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 4 South, Range 17 East, and run South $00^{\circ} 15' 08''$ East along the West line of said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$, 200.57 feet to the Point of Beginning; thence continue South $00^{\circ} 15' 08''$ East, 556.04 feet; thence North $89^{\circ} 32' 30''$ East, 1322.53 feet to the East line of said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$; thence North $00^{\circ} 00' 29''$ East, along said East line, 90.34 feet; thence South $89^{\circ} 32' 29''$ West, 131.00 feet; thence North $00^{\circ} 00' 29''$ East, 465.90 feet; thence South $89^{\circ} 31' 58''$ West, 1194.05 feet to the Point of Beginning. Subject to existing maintained road right of way for SW Jones Terrace.

Parcel ID: 29-4S-17-08847-003

The above-described property is the homestead of Grantor.

TO HAVE AND TO HOLD, the above-described real property, with the appurtenances, tenements, and hereditaments, unto Grantee, her successors and assigns, in fee simple and forever.

SUBJECT TO declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2016 and thereafter.

AND Grantor reserves the right to use, occupy and reside upon any real property placed in this Trust as her permanent residence during her life. It is the intent of the provision to retain for the Grantor

the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

AND Grantor does hereby specially warrant the title to said real property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

This Special Warranty Deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed under seal on the date aforesaid.

SIGNED, SEALED and DELIVERED
in the presence of:

Catherine Brown

Signature of Witness

CATHERINE BROWN

Printed Name of Witness

Lena Lofton

Lena Lofton

Elloncia Simpkins

Signature of Witness

ELLONCIA SIMPKINS

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF COLUMBIA

On this 29 day of July, 2016, before me the undersigned officer, personally appeared, Lena Lofton, the Grantor, who is personally known to me to be the individual described in, and who acknowledged and executed, the foregoing Special Warranty Deed.

Eric P. James

Notary Public (Signature)