

Prepared by and when recorded return to:

John J. Kendron
Robinson, Kennon & Kendron, PA
582 W Duval Street
PO Box 1178
Lake City, Florida 32056

The Preparer of this Instrument has Performed No Title Examination nor has the preparer Issued any Title Insurance or Furnished any Opinion Regarding the Title, Existence of Liens, the Quantity of Lands included, or the Location of the Boundaries. Then Names, Addresses and Legal Description Furnished by Parties to this Instrument.

Inst: 202312023026 Date: 12/08/2023 Time: 11:58AM
Page 1 of 2 B: 1504 P: 430, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk Doc Stamp-Deed: 0.70

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on this the 1st day of December, in the year 2023, between **RAYMOND H. PICKETT**, an unmarried widower (hereinafter referred to as "Grantor"), who resides at 4715 284th Street, Branford, Suwannee County, Florida 32008, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **RAYMOND H. PICKETT, Trustee of the RAYMOND H. PICKETT REVOCABLE LIVING TRUST** (hereinafter referred to as "Grantee"), such Grantee having a postal address of PO Box 541, Branford, Florida 32008, and such trust having been established under that certain revocable trust agreement dated December 1, 2023, by **RAYMOND H. PICKETT**, as grantor and as trustee. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Columbia and State of Florida:

**ALL REAL PROPERTY THAT I OWN IN COLUMBIA COUNTY, FLORIDA, TO
INCLUDE THE FOLLOWING PARCEL IDENTIFICATION NUMBERS**

Columbia County Parcel IDs: 06-7S-16-04143-006 and 34-6S-16-04059-113

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met. This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Suwannee County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered
in presence of

Mary Driggers
Witness

Raymond H. Pickett
RAYMOND H. PICKETT

Mary Driggers
(Printed Name)

Tamara I. Saperstein
Witness

Tamara I. Saperstein
(Printed Name)

STATE OF FLORIDA §
 §
COUNTY OF COLUMBIA §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by **RAYMOND H. PICKETT**, who is personally known to me or who has produced N/A as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 13th day of December, in the year 2023.



John J. Kendron
Notary Public