

Prepared by and return to:

Dana E. Hill, Esquire
Hill Law Associates, PLLC
230 Court Street SE
Live Oak, FL 32064
386-362-1900
File Number: 21-174

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Warranty Deed

This Warranty Deed made this 9th day of April, 2021 between **Marvin E. Buchanan and Matthew E. Buchanan, as Trustees of the Central Florida Lands & Timber 401K Retirement Plan**, whose post office address is **3087 N CR 53, Mayo, FL 32066**, grantor, and **James H. Futral and Cathy C. Futral, husband and wife**, whose post office address is **5226 Eastchester Drive, Sarasota, FL 34234**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 11, THREE RIVERS ESTATES, UNIT NO. 6, a subdivision according to the plat thereof as recorded in Plat Book 4, page 39, of the public records of Columbia County, Florida.

Parcel Identification Number: R 00641-011

N.B. Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any.


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**.

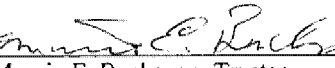
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

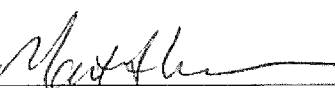
Signed, sealed and delivered in our presence:


Witness Name: Dana E. Hill


Witness Name: Paula K. Thomas

Central Florida Lands & Timber 401K Retirement Plan

By: 
Marvin E. Buchanan, Trustee

By: 
Matthew E. Buchanan, Trustee

State of Florida
County of Suwannee

The foregoing instrument was acknowledged before me by means of physical presence, this 9th day of April, 2021 by Marvin E. Buchanan, Trustee and Matthew E. Buchanan, Trustee, who, have produced IDA as identification.

[Notary Seal]


Notary Public

Printed Name: Dana E. Hill

My Commission Expires: March 7, 2022

