

Prepared by: D Wright
Trustee Services
9169 W State St #1942
Garden City ID 83714

Inst: 202212008266 Date: 04/27/2022 Time: 2:27PM
Page 1 of 1 B: 1465 P: 878, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

Quitclaim Deed

The Quit Claim Deed executed this 13 day of April, 2022, by first party, Grantor,
DEREK SNEAD TRUSTEE OF THE 461 NW ASH DR. LAND TRUST

whose post office address is 2850 34th Street North #397 Saint Petersburg, FL 33713

to second party, Grantee "461 NW Ash Dr Lake City, FL 32055" trust with D Wright trustee services as trustee of the trust

whose post office address is 9169 W State St #1942 Garden City ID 83714

Witnesseth, that the said first party, for the sum of \$ 0xx0.00, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements, and appurtenance thereto in Columbia County, Florida to wit:

Parcel: 21-3S-16-02239-129 (7603) Legal Description
COMM SE COR OF NW1/4 OF SE1/4, RUN N 33.68 FT TO N R/W ASH RD, RUN W ALONG R/W 519.10 FT FOR POB, CONT W 133.26 FT, N 223.34 FT, E 133.24 FT, S 225.26 FT TO N R/W ASH RD & POB AKA LOT 29 SEALY SOUTH S/D 799-552, 855-1138, 895-2178, 986-2728, WD 1077-2076, DC 1351-246, WD 1352-2240,

In witness whereof, the said first party has signed and sealed these presents the day and year first above written, sealed and delivered in presence of:

Kevin Branscome
Witness Signature

Kevin Branscome
Printed Name

BB
Witness Signature

Brittany Branscome
Printed Name

Derek Snead
Grantor Signature

Derek Snead as tt, mbr, II, II
Printed Name

Derek Snead
Grantor Signature

Derek Snead
Printed Name

County of: Columbia State of: Florida

Sworn to and subscribed before me this 15 day of April, 2022. The Party of the first part appeared, personally known to me/produced a valid ID, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) upon behalf of which the person(s) acted, executed the instrument. Witness my hand an official seal.



Deanna P Spicer
Notary signature

FL Trust Certification Affidavit Pursuant to F.S. 736.1017

Trust Certification Affidavit Pursuant to F.S. 736.1017

Before me, the undersigned authority, after having been duly sworn, personally appeared
D. Wright, hereinafter referred to as the Affiant herein, who deposes and states as follows:

461 NW Ash Dr Lake City, FL 32055"

trust with D Wright trustee services as trustee of the trust"

1. That Affiant is the current trustee of the _____ Trust, dated 04/13/2022, hereinafter referred to as the "Trust". [Show all amendments here as well, if there are any.] Further that the trust exists, and the settlor (creator) of the trust was Derek Snead.

2850 34th Street North #397 Saint Petersburg, FL 33713

2. That Affiants mailing address at _____, and that the subject property (is) or (is not) affiant's, nor any member of affiant's immediate family's homestead, nor contiguous thereto. Further that if subject property is affiant's homestead his/ her spouse will join in the conveyance this affidavit accompanies

3. Affiant certifies that this certification of trust pertains to the trust property located at:
461 NW Ash DR LAKE CITY, FL 32055

4. That Affiant is the current acting trustee and mailing address is the above address.

5. Affiant as Trustee has full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party (ies).

6. The Trust is: () Irrevocable, (x) Revocable. The following individual(s) has/have power to revoke the trust: Derek Snead.

7. List all co-trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: [Tracy Snead]

8. Title to the property is currently shown in the last deed of record as: _____
See #3

[If trustee has changed or died include copies of paragraphs showing successor trustee(s) as exhibits]

Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

Affiant:


Print Name: D. Wright

STATE OF FLORIDA
COUNTY OF Pasco

Sworn to and subscribed before me this 29 day of August, 2024, by (name of persons making statement) Daniel Wright.

Signature of Notary: Nick Shiver

Print, type or stamp commissioned name of Notary Public: Nick Shiver

Personally Known OR Produced Identification FL DL

Type of Identification Produced FL DL



Nick Shiver
Comm.: HH 275232
Expires: June 12, 2026
Notary Public - State of Florida



Melissa Garber

Administrative Supervisor
Columbia County
Building and Zoning
135 NE Hernando Ave, Suite B-21
Lake City, Florida 32055
Ph (386) 758-1008

From: mem335@gmail.com <mem335@gmail.com>

Sent: Thursday, August 29, 2024 7:31 PM

To: Melissa Garber <mgarber@columbiacountyfla.com>; Columbia County Building and Zoning Info <bldginfo@columbiacountyfla.com>

Cc: Troy Crews <troy_crews@columbiacountyfla.com>

Subject: RE: Emailing: 461 ash 2024 certification of trust.pdf

External Sender - From: (<mem335@gmail.com>)

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Let me know if that will work

From: Melissa Garber <mgarber@columbiacountyfla.com>

Sent: Wednesday, August 28, 2024 4:11 PM

To: mem335@gmail.com; Columbia County Building and Zoning Info <bldginfo@columbiacountyfla.com>

Cc: Troy Crews <troy_crews@columbiacountyfla.com>

Subject: RE: Emailing: 461 ash 2024 certification of trust.pdf

Mr. Snead,

Please see the response from our attorney below.

"The property appears to be held in a Florida Land Trust. Pursuant to F.S. section 689.071 and 689.073, the trustee identified on the deed – in this case D. Wright Trustee Services- is the "owner" for purposes of authorizations.

It appears Mr. Snead was the trustee who conveyed this property to the current trustee, but we do not have anything indicating D. Wright Trustee Services has given any authorization.

Please ask Mr. Snead to provide something from D. Wright Trustee Services."

Once the requested documentation has been received, we can move forward with issuing a reconnection. Thanks!

*"When we strive to become
better than we are, everything*

Melissa Garber

From: Joel Foreman
Sent: Friday, August 30, 2024 10:41 AM
To: Melissa Garber
Subject: RE: Emailing: 461 ash 2024 certification of trust.pdf

That appears to satisfy the statute.

Thanks,

Joel

Joel F. Foreman
County Attorney
Columbia County, Florida
p. 386-752-8420
jforeman@columbiacountyfla.com
www.columbiacountyfla.com

Florida's Government in the Sunshine Law (the "Sunshine Law") prohibits any gathering (including via electronic mail) of two or more members of the same board, outside of a duly noticed meeting, to discuss some matter which will foreseeably come before that board for action. Therefore, if replying to this correspondence please be aware of who the addressees are to avoid an inadvertent violation of the Sunshine Law. Also, please note that electronic mail sent or received by elected officials or staff for Columbia County may be public records in accordance with Chapter 119, Florida Statutes. The information contained in this transmission may contain information that is privileged, confidential or otherwise protected under State and Federal law. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail or phone and destroy all copies of the original message. If the reader of this email is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please delete this email, destroy any hard copies thereof, and notify the sender immediately.

From: Melissa Garber <mgarber@columbiacountyfla.com>
Sent: Friday, August 30, 2024 8:10 AM
To: Joel Foreman <jforeman@columbiacountyfla.com>
Cc: Troy Crews <troy_crews@columbiacountyfla.com>
Subject: FW: Emailing: 461 ash 2024 certification of trust.pdf

Good morning,

Attached is the document Mr. Snead provided in response. It appears the FL statute on it is incorrect. Please advise how to proceed. Thanks!

"When we strive to become
better than we are, everything
around us becomes better too."

around us becomes better too."



Melissa Garber

Administrative Supervisor
Columbia County
Building and Zoning
135 NE Hernando Ave, Suite B-21
Lake City, Florida 32055
Ph (386) 758-1008

From: mem335@gmail.com <mem335@gmail.com>

Sent: Tuesday, August 27, 2024 3:37 PM

To: Melissa Garber <mgarber@columbiacountyfla.com>; Columbia County Building and Zoning Info <bldginfo@columbiacountyfla.com>

Cc: Troy Crews <troy_crews@columbiacountyfla.com>

Subject: RE: Emailing: 461 ash 2024 certification of trust.pdf

Since I am the beneficiary and a trust can have more than one trustee will what I sent work?

From: Melissa Garber <mgarber@columbiacountyfla.com>

Sent: Tuesday, August 27, 2024 3:32 PM

To: mem335@gmail.com; Columbia County Building and Zoning Info <bldginfo@columbiacountyfla.com>

Cc: Troy Crews <troy_crews@columbiacountyfla.com>

Subject: RE: Emailing: 461 ash 2024 certification of trust.pdf

This document is not notarized. Also, the current trustee is "461 NW Ash Dr Lake City, FL 32055" trust with D Wright trustee services as trustee of the trust. We need documentation of authorized signors for D Wright trustee services. Thanks! Have a great day!

"When we strive to become
better than we are, everything
around us becomes better too."



Melissa Garber

Administrative Supervisor
Columbia County
Building and Zoning
135 NE Hernando Ave, Suite B-21
Lake City, Florida 32055

Ph (386) 758-1008

From: mem335@gmail.com <mem335@gmail.com>

Sent: Tuesday, August 27, 2024 3:24 PM

To: Columbia County Building and Zoning Info <bldginfo@columbiacountyfla.com>

Subject: Emailing: 461 ash 2024 certification of trust.pdf

Your message is ready to be sent with the following file or link attachments:

461 ash 2024 certification of trust.pdf

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