

This instrument prepared by
H. Adam Airth, Jr., LL.M.
Clark, Campbell, Lancaster, Workman & Airth, P.A.
500 South Florida Avenue, Suite 800
Lakeland, Florida 33801
(863) 647-5337

Property Appraiser's Parcel No: 17-2S-17-04722-022

NOTE TO PROPERTY APPRAISER: THE GRANTOR HAS RETAINED A LIFE ESTATE IN THE SUBJECT PROPERTY. SAID PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT THE GRANTOR NOR ANY MEMBERS OF THE HOUSEHOLD OF THE GRANTOR RESIDE THEREON.

WARRANTY DEED

THIS INDENTURE made this 25th day of October, 2023, between DAVID MARTIN MCINTYRE, a married man, whose mailing address is 332 NW Crawford Court, White Springs, Florida 32096, as Grantor, and DAVID MARTIN MCINTYRE, as Trustee of the DAVID MARTIN MCINTYRE INHERITANCE TRUST UNDER THE DAVID AND ANGELA MCINTYRE REVOCABLE TRUST, dated September 14, 2023, whose address is 332 NW Crawford Court, White Springs, Florida 32096, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have 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:

See Exhibit A

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This Conveyance is subject to the following:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2023 and subsequent years.

Grantor does hereby covenant with said Grantee that the property is free from all liens and encumbrances except for that certain existing mortgage of record, and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


DMM

NOTWITHSTANDING THE FOREGOING, GRANTOR RESERVE UNTO GRANTOR, FOR AND DURING GRANTOR'S LIFETIME, THE EXCLUSIVE POSSESSION, USE AND ENJOYMENT OF THE RENTS AND PROFITS OF THE PROPERTY DESCRIBED HEREIN. GRANTOR FURTHER RESERVES UNTO GRANTOR, FOR AND DURING GRANTOR'S LIFETIME, THE RIGHT TO SELL, LEASE, ENCUMBER BY MORTGAGE, PLEDGE, LIEN, OR OTHERWISE MANAGE AND DISPOSE, IN WHOLE OR IN PART, OR GRANT ANY INTEREST THEREIN, OF THE AFORESAID PREMISES, BY GIFT, SALE, OR OTHERWISE SO AS TO TERMINATE THE INTERESTS OF THE GRANTEE, AS GRANTOR, IN GRANTOR'S SOLE DISCRETION, SHALL DECIDE. GRANTOR FURTHER RESERVES UNTO GRANTOR THE RIGHT TO CANCEL THIS DEED BY FURTHER CONVEYANCE, INCLUDING THE RIGHT TO REVOKE THIS DEED BY SUBSEQUENT CONVEYANCE SOLELY TO GRANTOR, WHICH MAY DESTROY ANY AND ALL RIGHTS WHICH THE GRANTEE MAY POSSESS UNDER THIS DEED. GRANTEE SHALL HOLD A REMAINDER INTEREST IN THE PROPERTY DESCRIBED HEREIN AND UPON THE DEATH OF THE GRANTOR, IF THE PROPERTY DESCRIBED HEREIN HAS NOT BEEN PREVIOUSLY DISPOSED OF PRIOR TO THE DEATH OF GRANTOR, ALL RIGHT AND TITLE TO THE PROPERTY REMAINING SHALL FULLY VEST IN GRANTEE, SUBJECT TO SUCH LIENS AND ENCUMBRANCES EXISTING AT THAT TIME.

The Grantee, as Trustee, and the successor or successors to that office, are hereby granted full power and authority to protect, conserve, sell, lease, mortgage, encumber and otherwise manage and dispose of the real property as the Trustee deems prudent.

In no case shall any party dealing with the Trustee in relation to the real property or to whom the real property or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by the Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real property, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust. Every deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument that (a) at the time of delivery thereof, the trust was in full force and effect, (b) such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust or in the amendments thereof, and binding on all beneficiaries, (c) the Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a successor or successors in trust, such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties, and obligations of its, her, his, or their predecessor in trust.

Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with the real property may be entered into by the Trustee in the name of the beneficiaries under the trust, as their attorney-in-fact, by this Deed irrevocably appointed for that purpose, or, at the election of the Trustee, in the Trustee's own name as the Trustee of an express trust and not individually, and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or

indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable for is payment and discharge, and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for records of this Deed.

The interest of each beneficiary under the Trust and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage, or other disposition of the real property, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

THIS INSTRUMENT WAS PREPARED AT THE GRANTOR'S REQUEST FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

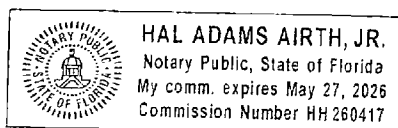
Janet Airth
Print Name: Janet Airth
Witness

David Martin McIntyre
DAVID MARTIN MCINTYRE, Grantor

Adam Airth
Print Name: Adam Airth
Witness

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of physical presence this 25th day of October, 2023, by DAVID MARTIN MCINTYRE, who is personally known to me.



Hal Adams Airth, Jr.
NOTARY PUBLIC, State of Florida

Exhibit A

Township 2 South - Range 17 East

Section 17: Point of Beginning is the Northeast corner of the NE 1/4 of the SE 1/4 of Section 17, Township 2 South, Range 17 East, Columbia County, Florida, thence run S 89°39'18" West along the North line of the NE 1/4 of the SE 1/4 of said Section 17 a distance of 967.51 feet; thence S 00°19'41" West parallel to the West line of the NE 1/4 of the SE 1/4 of said Section 17, a distance of 365.61 feet; thence N 89°36'19" East, a distance of 967.95 feet to the East line of said Section 17; thence N 00°17'28" East along said East line of Section 17, a distance of 364.77 feet to the Point of Beginning.

ALSO:

Commence at the Northeast corner of the NE 1/4 of SE 1/4 and run S 89°39'18" West along the North line of the NE 1/4 of SE 1/4, 967.51 feet; thence run S 00°19'41" West, parallel to the West line of the NE 1/4 of SE 1/4, 300.00 feet to the Point of Beginning, continue S 00°19'41" West parallel to the said West line, 365.61 feet; thence run N 89°36'19" East, 967.95 feet to the East line of Section 17; thence run N 00°17'28" East, 365.61 feet, thence run S 89°36'19" West, 967.95 feet to the Point of Beginning, Section 17, Township 2 South, Range 17 East.

ALSO:

Commence at Northeast corner of NE 1/4 of SE 1/4, run West 441 feet for Point of Beginning, continue West 525.51 feet; South 300 feet, East 526.93 feet; North 300 feet to Point of Beginning in Section 17, Township 2 South, Range 17 East.

ALSO:

ROOSTER with a perpetual easement for ingress and egress, drainage and utilities, including the right to build and maintain a road over and across the following:

TOWNSHIP 2 SOUTH, RANGE 17 EAST

SECTION 17: The South 50 feet of the West 600 feet of the S 1/2 of S 1/2 of SE 1/4 of NE 1/4 lying East of State Road 47.

ALSO:

The West 40 feet and the South 30 feet of the following:

Begin at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 17, and run S 89°39'18" W along the North line of the NE 1/4 of the SE 1/4 of said Section a distance of 967.51 feet; thence S 00°19'41" W parallel to the West line of the NE 1/4 of the SE 1/4 of said Section, a distance of 365.61 feet; thence N 89°36'19" E, a distance of 967.95 feet to the East line of said Section; thence N 00°17'28" E along said East line of said Section, a distance of 299.16 feet to the POINT OF BEGINNING.