

PREPARED BY AND RETURN TO:

Morgan & Getzan, PLLC
234 East Duval Street
Lake City, Florida 32055

Grantee:

KATHY E. ALLEN, Trustee, of the Trust
Share FBO KATHY E. ALLEN under the
GRIMES LIVING TRUST, dated March 24,
1998.

Parcel Identification No.

12-4S-16-02939-117

Inst: 202212007750 Date: 04/21/2022 Time: 11:04AM
Page 1 of 3 B: 1464 P: 2158, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

TRUSTEE'S DEED

THIS TRUSTEE DEED made the 1st day of April, 2022 by **JAMES CLIFFORD HEAD**, Trustees, under the **GRIMES LIVING TRUST, dated March 24, 1998**, with the duty, power, and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the property herein described pursuant to section 689.073, Florida Statutes, whose address is whose address is 163 SW Lucy Court, Lake City, Florida 32025 (*herein "Grantors"*), and **KATHY E. ALLEN**, Trustee, of the **Trust Share FBO KATHY E. ALLEN** under the **GRIMES LIVING TRUST, dated March 24, 1998**, whose address is 163 SW Lucy Court, Lake City, Florida 32025 (*herein "Grantee"*).

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in **Columbia County, Florida**:

Lot 17, Creekside, a subdivision according to the plat thereof filed in Plat Book 7, Page 124-124, Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments, privileges, rights, interests, reversions, remainders, appurtenances, and easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

The Trustees, and their successors, are hereby conferred with full power and authority to

protect and conserve said property; to sell, contract to sell, and grant options to purchase said property and any rights, title or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any person or entity, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release, convey or assign any other right, title or interest whatsoever, in, to or about said property or any part thereof, and otherwise to manage and dispose of the above property as Trustee under the provisions of Section 689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said property in any manner whatsoever, shall be (a) obliged to see to the application of any purchase money, rent, or money borrowed or otherwise advanced on said property, (b) obliged to see that the terms of the trust have been complied with (c) obliged to inquire into the authority, necessity or expedience of any act of said Trust or Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease or other instrument executed by the then current Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of the delivery thereof the Trust was in full force and effect, (b) that such instrument was executed in accordance with the terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver such instrument, and (d) that (upon filing an affidavit stating that they are the current Trustee) any successor Trustee has been properly appointed and is fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails and proceeds arising from the rental, sale or other disposition of said property. Such interest is hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds.

Grantor hereby covenants with said Grantees 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.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search.

The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written. Signed, sealed and delivered in our presence:

Patricia D. Head
Witness to JAMES CLIFFORD HEAD,
Trustee

Patricia D. Head
Print or type witness name

Louis D Head
Witness to JAMES CLIFFORD HEAD,
Trustee

Louis D Head
Print or type witness name

STATE OF Georgia
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1 day of April, 2022, by **JAMES CLIFFORD HEAD**, Trustee, under the **GRIMES LIVING TRUST**, dated March 24, 1998, and any amendments thereto, who is personally known to me or who has produced Drivers License as identification.

[Signature]
Notary Public

MICHAEL D WILSON
NOTARY PUBLIC
Fayette County
State of Georgia
My Comm. Expires Aug. 29, 2022