

Prepared by:

Heritage Title Services of North Florida, Inc.  
201 Parshley Street S.W.  
Live Oak, Florida 32064

Inst: 202012005175 Date: 03/04/2020 Time: 10:51AM  
Page 1 of 2 B: 1407 P: 290, P.DeWitt Cason, Clerk of Court Colu  
County, By: PT  
Deputy ClerkDoc Stamp-Deed: 224.00

File Number: 20-0052

## General Warranty Deed

Made this 2 March, 2020 A.D. By **Anthony D. Coggiola, Individually and as Successor Trustee of the Terry and Virginia McDavid Revocable Trust dated April 24, 2014**, whose post office address is: 174 Beaverdam Road, Asheville, North Carolina 28804, hereinafter called the grantor, to **David A. Senn and Pamela C. Senn, husband and wife**, whose post office address is: 8421 SW 201st Street, Cutler Bay, Florida 33189, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

**Lot 22, Blackberry Farms, a subdivision according to the Plat thereof recorded in PRRD Book 1, Pages 4 through 12, of the Public Records of Columbia County, Florida.**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 17-3S-16-02168-122

**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.

**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, 2019.

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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

VH  
Witness Printed Name Vicente Hernandez

Rick Albright  
Witness Printed Name Rick Albright

State of North Carolina  
County of Buncombe

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 2 day of March, 2020, by Anthony D. Coggiola, Individually and as Successor Trustee of the Terry and Virginia McDavid Revocable Trust dated April 24, 2014, who is/are personally known to me or who has produced NC Driver License as identification.

Terry and Virginia McDavid Revocable Trust dated April 24, 2014  
X Anthony D. Coggiola (Seal)  
By: Anthony D. Coggiola, Individually and as Successor Trustee  
Address: 174 Beaverdam Road, Asheville, North Carolina 28804

SEAL

Susannah L. Haskell  
Notary Public  
Buncombe County, NC

Susannah L. Haskell  
Notary Public  
Print Name: Susannah L. Haskell  
My Commission Expires: 01/30/2023