

PREPARED BY and RETURN TO:
William T. (Tom) Edwards, Jr., Esquire
THE EDWARDS LAW FIRM
A Professional Association
3030 Hartley Road, Suite 210
Jacksonville, Florida 32073

Parcel ID No: 15-5S-09255-000

WARRANTY DEED

THIS WARRANTY DEED made on the 22nd of August 2024 by ROBERT ROGERS, joined by his spouse, STEPHANIE G. ROGERS, whose post office address is 153 S. W. Alterations Glen, Lake City, FL 32025, hereinafter called the Grantor(s),

ROBERT T. ROGERS and S. G. ROGERS, Trustees, or their successors in the trust, under the ROGERS LIVING TRUST, dated August 22, 2024, and any amendments thereto, with the power and authority either to protect, conserve and to sell or to lease or to encumber or otherwise manage and dispose of the real property described in this warranty deed, whose post office address is 153 S. W. Alterations Glen, Lake City, FL 32025, hereinafter called the Grantor(s).

(Wherever 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 Grantors, for and in no consideration (ZERO DOLLARS), hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the grantee, the following described land, situate, lying and being in the County of Columbia, State of Florida to wit:

All of the Northwest ¼ of the Southeast ¼ lying West of U.S. Highway 41 in Section 15, Township 5 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT the following described lands: Commence at a point on the West right-of-way line of U.S. Highway 41 where the South boundary of the Northwest ¼ of the Southeast ¼ intersects said West right-of-way line of U.S. Highway 41; thence run North 03° 53' 00" West, along said West right-of-way line, 40.04 feet to the North right-of-way line of a county graded road and the Point of Beginning; thence South 88° 31' 00" West, along the North right-of-way line of said County graded road, 569.50 feet; thence North 00° 07' 20" East, 466.00 feet; thence North 88° 31' 00" East, 537.00 feet to a concrete monument on the West right-of-way line of U.S. Highway 41; thence South 03° 53' 00" East, along said West right-of-way line of U.S. Highway 41, 465.42 feet to the Point of Beginning.

FOR THE GRANTORS' LIFETIME they shall be entitled to full use and possession of any non-income producing real estate owned by the trust, specifically including their residence.

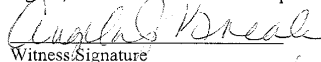
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

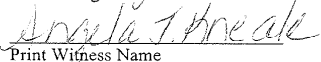
SUBJECT to covenants, easements, restrictions and indebtedness of record, if any.

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, 2023.


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature


Print Witness Name

Address: 3030 Hartley Road, #210 Jacksonville, FL 32257


Witness Signature


Print Witness Name

Address: 3030 Hartley Road, #210 Jacksonville, FL 32257


ROBERT ROGERS


STEPHANIE G. ROGERS

STATE OF FLORIDA)

SS

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on the 22nd of August, 2024, by ROBERT ROGERS and STEPHANIE G. ROGERS,

() who are personally known to me

OR

☒ who have produced FL Driver Lics as identification.



KIMBERLY C. RESTREPO
Commission # HH 446027
Expires September 20, 2027


Notary Public, State of Florida