

Prepared by:  
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Abstract Trust Title, LLC  
283 NW Cole Ter  
Lake City, FL 32055

4-9321

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 1st day of December, 2019, Michael S. Hirter, A Single Person, hereinafter called the grantor, to Edwin L. Benson and Diane L. Benson, Husband and Wife, as Co-Trustees of the Benson Family Trust dated 2/7/02 and Restatement of Trust, dated September 26, 2018 whose address is: 123 SW Dorothy Ter, Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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:

**Lot 10, Russwood Estates, Unit 3, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 93 through 94, of the Public Records of Columbia County, Florida.**

TOGETHER with all 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 the prior year.

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:

[Signature]

Witness:

Heather Barber

Printed Name:

Cheryl E. Patterson

Witness:

Cheryl E. Patterson

Printed Name:

[Signature]

Michael S. Hirter

Ellen Husar  
Witness

Ellen Husar  
Printed Name

STATE OF Kentucky  
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of  
December, 2019 by Michael S. Hirter, A Single Person personally known to me or,  
if not personally known to me, who produced Kentucky Driver's License for identification and  
who did not take an oath.

Cheryl Elizabeth Patterson  
Notary Public

(Notary Seal)

