

**PREPARED BY, RECORD AND RETURN TO:**  
Osborne & Sheffield Title Services, LLC  
4776 Hodges Boulevard, Suite 206  
Jacksonville, Florida 32224

File #: 2020-601S

**Parcel Identification Number:**  
R00856-003

**TRUSTEE DEED**

**THIS TRUSTEE DEED** is made this 1st day of February, 2021, by Robin Cromartie, Individually and as Successor Trustee of the Bryan Cromartie Revocable Trust, dated 7/10/2006, and any amendments thereto, hereinafter called Grantor, whose post office address is 403 SE 14th Street, Danie, FL 33004, to Edmund W. Blackwell, Jr. and Bonnie Marie Blackwell, husband and wife, hereinafter called Grantee, whose post office address is 175 Venetian Blvd., St. Augustine, Florida 32095.

(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 Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid trust agreement, and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of Columbia, State of Florida, to-wit:

**Lots 38, 39 and 40, THREE RIVERS ESTATES SECTION 11, according to plat thereof recorded in Plat Book 3, Page 54, of the public records of Columbia County, Florida.**

**Together with a 1991 Destiny Mobile home ID# D13PM27465.**

**SUBJECT TO** taxes accruing subsequent to December 31, 2019.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

**PREPARED BY, RECORD AND RETURN TO:**  
Osborne & Sheffield Title Services, LLC  
4776 Hodges Boulevard, Suite 206  
Jacksonville, Florida 32224

**E-RECORDED**  
Date: 202112022015  
County: Columbia  
Date: 2/4/21 Time: 8:39 Am

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R00856-003

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(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 Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid trust agreement, and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Columbia**, State of Florida, to-wit:

**Lots 38, 39 and 40, THREE RIVERS ESTATES SECTION 11, according to plat thereof recorded in Plat Book 3, Page 54, of the public records of Columbia County, Florida.**

**Together with a 1991 Destiny Mobile home ID# D13PM27465.**

**SUBJECT TO** taxes accruing subsequent to December 31, 2019.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.


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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the said Grantor hereby covenants to and with said Grantee that Grantor is the duly appointed, qualified and acting trustee under the aforesaid trust agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid trust agreement, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that the said land is free of all encumbrances.

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

Signed, sealed and delivered in  
our presence:

  
Witness #1 signature

Brian Hausfeld

Witness #1 printed name


  
Witness #2 signature

Pharoah Graham

Witness #2 printed name

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 28 day of February, 2021, by Robin Cromartie, Individually and as Successor Trustee of the Bryan Cromartie Revocable Trust, dated 7/10/2006, and any amendments thereto, who is personally known to me or has produced Valid ID as identification.

  
Notary Public  
My Commission Expires:

(Notary Seal)

