

Prepared by and return to:

David E. Menet, Esq.

Attorney at Law

Salter Feiber, P.A.

3940 NW 16th Blvd. Bldg B

Gainesville, FL 32605

352-376-8201

File Number: 20-0142.7 KN

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Special Warranty Deed

This Special Warranty Deed made this 26th day of October, 2020 between Jeanne Howell Van Arsdall and Howard E. Van Arsdall, Jr., Individually and as Co-Trustees of the Howard E. Van Arsdall, Jr. Revocable Trust, dated May 30, 2008 (as to an undivided 1/4 interest) and Jeanne Howell Van Arsdall and Howard E. Van Arsdall, Jr., Individually and as Co-Trustees of the Jeanne Howell Van Arsdall Revocable Trust, dated May 30, 2008 (as to an undivided 1/4 interest) and Joan Van Arsdall, Individually and as Trustee of the Joan Van Arsdall Lifetime Q-tip Trust dated May 8, 2008 (as to an undivided 1/2 interest) whose post office address is c/o 4411 SW Van Arsdall Gln, Lake City, FL 32055, (collectively referred to herein as "Grantor") and Howard E. Van Arsdall, Jr. as Trustee of the Little Pond Farm Land Trust dated December 1, 1999 whose post office address is c/o 4411 SW Van Arsdall Gln, Lake City, FL 32055, (referred to herein as "Grantee"):

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 34-3S-16-02465-010

The herein described trustees do, for, and on behalf of each Grantor trust hereby certify and affirm that at the execution and delivery of this Special Warranty Deed (a) each trustee is the only acting trustee of their respective trust; (b) the respective trust is in existence and has not been revoked since accepting title in and to the subject property; (c) each respective trust provides that as trustee, the respective trustee has the full power, authority, and discretion to sell and convey real property and to execute and deliver any instruments conveying, transferring, or releasing any and all right, title, or interest in real property on behalf of the respective trust without obtaining consent from any trust beneficiary; and (d) the subject property is not the homestead residence for any trustee, beneficiary of any trust, or any party receiving support from or through said parties.

FOR THE TRUSTEE OF THE GRANTEE NAMED HEREIN, full power and authority is hereby granted to said Trustee, and to said Trustee's successors, to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the above-described real property pursuant to Sec. 689.073, Fla. Stat.

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

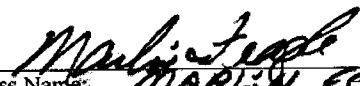
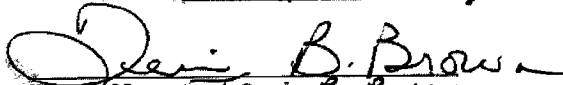
To Have and to Hold, the same in fee simple forever.

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 claiming by, through or under grantors.

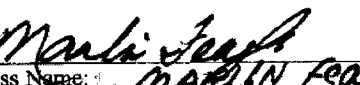
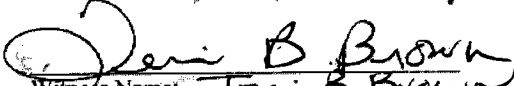
DoubleTime®

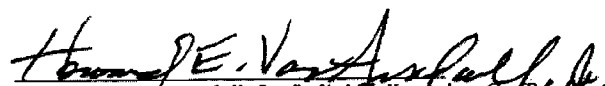
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: MARLIN FEAGLES

Witness Name: Terri B. Brown


Jeanne Howell Van Arsdall, Individually and as Co-Trustee
of the Howard E. Van Arsdall, Jr. Revocable Trust, dated
May 30, 2008


Witness Name: MARLIN FEAGLES

Witness Name: Terri B. Brown

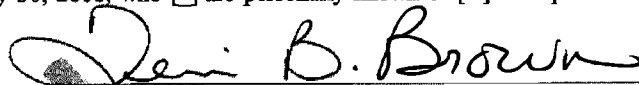

Howard E. Van Arsdall, Jr., Individually and as Co-Trustee
of the Howard E. Van Arsdall, Jr. Revocable Trust, dated
May 30, 2008

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
day of October 2020 by Jeanne Howell Van Arsdall and Howard E. Van Arsdall, Jr. as Co-Trustees of the
Howard E. Van Arsdall, Jr. Revocable Trust, dated May 30, 2008, who ☐ are personally known or ☒ have produced a
driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Terri B. Brown
My Commission Expires: 8/30/2021

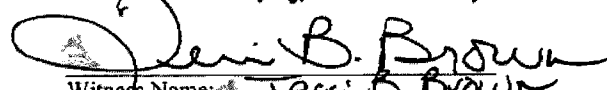
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

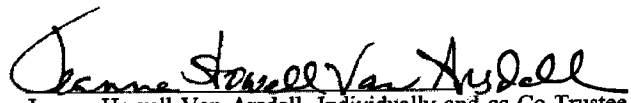
Signed, sealed and delivered in our presence:

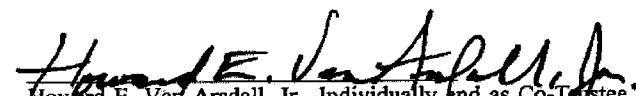

Witness Name: Marlin Feagle


Witness Name: Terri B. Brown


Witness Name: Marlin Feagle


Witness Name: Terri B. Brown


Jeanne Howell Van Arsdall, Individually and as Co-Trustee
of the Jeanne Howell Van Arsdall Revocable Trust dated
May 30, 2008

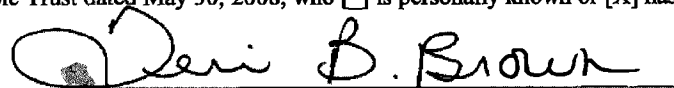

Howard E. Van Arsdall, Jr., Individually and as Co-Trustee
of the Jeanne Howell Van Arsdall Revocable Trust dated
May 30, 2008

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
21 day of October, 2020 by Jeanne Howell Van Arsdall and Howard E. Van Arsdall, Jr., Individually and as
Co-Trustees of the Jeanne Howell Van Arsdall Revocable Trust dated May 30, 2008, who ☐ is personally known or ☒ has
produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Terri B. Brown

My Commission Expires: 8/30/2021

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Philip Kelly

Joan Van Arsdall
Joan Van Arsdall, Individually and as Trustee of the Joan Van Arsdall Lifetime Q-tip Trust dated May 8, 2008

Witness Name: Joshua Wadsworth

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of October, 2020 by Joan Van Arsdall, Individually and as Trustee of the Joan Van Arsdall Lifetime Q-tip Trust dated May 8, 2008 who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



JOSHUA C. WADSWORTH
Commission # HH 050858
Expires October 6, 2024
Bonded Thru Budget Notary Services

Joshua C Wadsworth
Notary Public

Printed Name: Joshua C Wadsworth

My Commission Expires: 10-6-2024

EXHIBIT "A"

The land referred to herein below is situated in the County of COLUMBIA, State of Florida, and described as follows:

A parcel of land in Section 34, Township 3 South, Range 16 East, Columbia County, Florida, described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 34 and run S.89°44'18"E. along the North line of said Southwest 1/4 a distance of 52.25 feet to a point on the Easterly Right-of-Way line of SW Pinemount Road and the POINT OF BEGINNING; thence N.06°27'13"E. along said Easterly Right-of-Way line 87.46 feet; thence N.36°26'27"E. still along said Easterly Right-of-Way line 78.65 feet to its intersection with the Southerly Right-of-Way line of U.S. Highway No. 90; thence S.64°10'35"E. along said Southerly Right-of-Way line 388.48 feet; thence S.25°52'08"W. 236.38 feet; thence N.64°10'35"W. parallel to the Southerly Right-of-Way line of said U.S. Highway No. 90 a distance of 346.85 feet to a point on the Easterly Right-of-Way line of SW Pinemount Road; thence N.06°27'13"E. along said Easterly Right-of-Way line 81.17 feet to the POINT OF BEGINNING.