

This Instrument Prepared by  
and Return to:

Teresa Byrd Morgan  
Morgan Law Center  
234 East Duval Street  
Lake City, Florida 32055

**Grantees:**

Dana Glenn Brady, sole  
Trustee or her successors  
in trust, under the DANA  
GLENN BRADY LIVING TRUST,  
dated April 3, 2013, and  
any amendments thereto.

**Parcel Identification No.**

02-7S-16-04112-001 and  
03-7S-16-04118-008

Inst: 201312007554 Date: 5/16/2013 Time: 4:44 PM  
Doc Stamp Deed: 0.70  
CC P. DeWitt Cason, Columbia County Page 1 of 3 B.1254 P.2262

**WARRANTY DEED**

THIS WARRANTY DEED, made this 3rd day of April, 2013, between DANA G. BRADY, a single person, whose post office address is Post Office Box 760, Ft. White, Florida 32038 (herein "Grantor"), and DANA GLENN BRADY, sole Trustee, or her successors in trust, under the DANA GLENN BRADY LIVING TRUST, dated April 3, 2013, and any amendments thereto, whose post office address is Post Office Box 760, Ft. White, Florida 32038, (herein "Grantees").

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

**W I T N E S S E T H:**

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in COLUMBIA County, Florida:

**02-7S-16-04112-001**

Begin at the Southwest corner of the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 2, Township 7 South, Range 16 East, and run North 01°50'04" West, 661.32 Feet; thence run North 88°07'48" East, 330.00 feet; thence South 01°50'04" East, 661.32 feet; thence South 88°07'48" West, 330.00 feet to the Point of Beginning, Columbia County, Florida.

Together with an easement for ingress and egress over and across the North 30 feet of the Southeast quarter (1/4) of Section 3, Township 7 South, Range 16 East, as lies East of U.S. Highway No. 27 and the North 30 feet of the West 80 feet of the Southwest quarter (1/4) of Section 2, Township 7 South, Range 16 East, Columbia County, Florida

AND

03-78-16-04118-008

South half of Southeast quarter of Northeast quarter  
lying North and East of U.S. Highway #27, Section 3,  
Township 7 South, Range 16 East, Columbia County,  
Florida

SUBJECT TO: Restrictions, easements and outstanding mineral  
rights of record, if any.

TOGETHER WITH all the tenements, hereditaments, privileges,  
rights, interests, reversions, remainders, appurtenances, and  
easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust,  
upon the conditions and for the uses and purposes set out in the  
said Trust Agreement, to which reference is made, and it is made a  
part hereof by reference.

The Trustees, and their successors, are hereby conferred with  
full power and authority to protect and conserve said property; to  
sell, contract to sell, and grant options to purchase said property  
and any rights, title or interest therein on any terms; to exchange  
said property or any part thereof for any other real or personal  
property upon any terms; to convey said property by deed or other  
conveyance to any person or entity, with or without consideration;  
to mortgage, pledge or otherwise encumber said property or any part  
thereof; to lease, grant options to lease and renew, extend, amend  
and otherwise modify leases on said property or any part thereof  
from time to time, for any period of time, for any rental and upon  
any other terms and conditions; to release, convey or assign any  
other right, title or interest whatsoever, in, to or about said  
property or any part thereof, and otherwise to manage and dispose  
of the above property as Trustee under the provisions of Section  
689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said  
property in any manner whatsoever, shall be (a) obliged to see to  
the application of any purchase money, rent, or money borrowed or  
otherwise advanced on said property, (b) obliged to see that the  
terms of the trust have been complied with (c) obliged to inquire  
into the authority, necessity or expedience of any act of said  
Trust or Trustee, or (d) privileged to inquire into any of the  
terms of the Trust Agreement. Every deed, mortgage, lease or other  
instrument executed by the then current Trustee in relation to said  
property shall be conclusive evidence in favor of every person  
claiming any right, title or interest thereunder: (a) that at the  
time of the delivery thereof the Trust was in full force and  
effect, (b) that such instrument was executed in accordance with  
the terms and conditions hereof and of the Trust Agreement and is  
binding upon all beneficiaries thereunder, (c) that said Trustee  
was duly authorized and empowered to execute and deliver such  
instrument, and (d) that (upon filing an affidavit stating that  
they are the current Trustee) any successor Trustee has been  
properly appointed and is fully vested with all the title, estate,  
rights, powers, duties and obligations of their predecessor in  
trust.

The interest of every beneficiary under said Trust Agreement  
and of all persons claiming under any of them shall be only in the  
earnings, avails and proceeds arising from the rental, sale or  
other disposition of said property. Such interest is hereby  
declared to be personal property, and no beneficiary thereunder  
shall have any right, title or interest, legal or equitable, in or  
to said property, as such, but only an interest in the earnings,  
avails and proceeds.

Grantor hereby covenants with said Grantees 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.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

Shana R. Teems Miller  
Shana R. Teems Miller, Witness

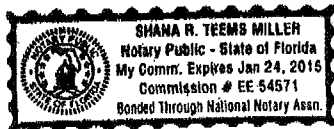
DANA G. BRADY (SEAL)

Angela H. Cranford  
Angela H. Cranford, Witness

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of April, 2013, by DANA G. BRADY, who is personally known to me and who did not take an oath.



Shana R. Teems Miller  
Shana R. Teems Miller,  
NOTARY PUBLIC, STATE OF FLORIDA