

This instrument prepared by and to be returned to:

Kelly N. Catoe, Esquire
The Karniewicz Law Group
3834 W. Humphrey Street
Tampa, Fl. 33614
(813) 962-0747

Inst: 201912008326 Date: 04/09/2019 Time: 12:25PM
Page 1 of 2 B: 1382 P: 482, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 30 day of April, ²⁰¹⁸~~2019~~ by and between, by and between, **James E. North, Jr. and Marilyn J. North**, husband and wife, whose post office address is 6721 S.W. SR47, Lake City, Fl 32024, as Grantors, to **James E. North, Jr. and Marilyn J. North, as Trustees of the North Family Trust dated April 30, ²⁰¹⁸~~2019~~**, whose post office address is 6721 S.W. SR 47, Lake City, Fl. 32024, as Grantees.

WITNESSETH:

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed to Grantees, their successors and assigns forever, all of that certain real property in Columbia County, Florida, more particularly described as follows:

A PART OF THE NW 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID NW 1/4 AND THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 47 AND RUN S 55 DEG 43' 40" W, ALONG SAID SOUTH RIGHT OF WAY LINE, 18.95 FEET FOR A POINT OF BEGINNING; THENCE S 0 DEG 10' 02" E, 559.67 FEET; THENCE S 89 DEG 12' 40" W, 839.98 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD NO. 47; THENCE N 55 DEG 43' 40" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 1014.40 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Parcel ID: 02-5S-16-03426-002

THE above-described property is the homestead of GRANTORS.

TO HAVE AND TO HOLD, the above-described real property, with the appurtenances, tenements, and hereditaments, unto Grantees, their successors and assigns, in fee simple and forever.

SUBJECT TO declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2019 and thereafter.

AND Grantors reserve the right to use, occupy and reside upon any real property placed in this Trust as their permanent residence during their lives. It is the intent of the provision to retain for the Grantors the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6 Article VII of the State Constitution.

AND Grantors do hereby specially warrant the title to said real property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantors.

This Special Warranty Deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed under seal on the date aforesaid.

Signed, Sealed and delivered
in the presence of:

Wilda Drawdy
Signature of Witness

Wilda Drawdy
Printed Name of Witness

Allan Gunter
Signature of Witness

Allan Gunter
Printed Name of Witness

Wilda Drawdy
Signature of Witness

Wilda Drawdy
Printed Name of Witness

Allan Gunter
Signature of Witness

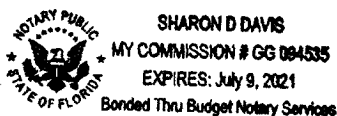
Allan Gunter
Printed Name of Witness

James E. North Jr.
James E. North Jr.

Marilyn J. North
Marilyn J. North

STATE OF FLORIDA
COUNTY OF COLUMBIA

On this 7th day of April, 2019, before me the undersigned officer, personally appeared, James E. North Jr., and Marilyn J. North, the Grantors, who are personally known to me to be the individuals described in, and who acknowledged and executed, the foregoing Special Warranty Deed.



Sharon D Davis
Notary Public (Signature)