

Prepared by:

Heritage Title Services of North Florida, Inc.  
201 Parshley Street S.W.  
Live Oak, Florida 32064

File Number: 22-0307

## General Warranty Deed

Made this September 26, 2022 A.D. By **Robert B. Ellis, Trustee of the Florida Holdings Trust dated September 26th, 2007**, P.O. Box 88, Lake City, Florida 32056, hereinafter called the grantor, to **Timothy J Doty and Kathleen M Doty**, husband and wife, whose post office address is: 3156 Ivy Drive, Loveland, Colorado 80537, hereinafter called the grantee:

(Whenever 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, for and in consideration of the sum of Ten Dollars, (\$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, viz:

### PARCEL #11-South

Section 11: Parcel No. 11 South of a Survey by Donald F. Lee and Associates, Inc. dated April 3, 1997, lying in the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 6 South, Range 16 East, and more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Northeast 1/4 and run thence North 88 degrees 56 minutes 06 seconds East along the South line of Southeast 1/4 of Northeast 1/4 of said Section 11 a distance of 818.77 feet; thence North 0 degrees 42 minutes 23 seconds West 484.61 feet to the Northeast corner of Parcel 12 of the aforesaid survey by Donald F. Lee and Associates, and the Point of Beginning; thence run South 88 degrees 46 minutes 13 seconds West, and parallel to the North line of said Southeast 1/4 of Northeast 1/4, a distance of 733.50 feet, along the North line of the aforesaid Parcel 12, to the Easterly maintained right of way line of Old Wire Road; thence Northeasterly along said right of way line a distance of 428 feet, more or less, thence North 88 degrees 46 minutes 13 seconds East 505.25 feet; thence South 00 degrees 42 minutes 23 seconds East, and parallel to the East line of said Southeast 1/4 of Northeast 1/4, a distance of 358.42 feet to the Point of Beginning. Subject to power line easement and subject to restrictions recorded in Official Records Book 837, Pages 1033 through 1035, inclusive, of the Public Records of Columbia County, Florida.

### PARCEL #11-North

Section 11: Parcel No. 11 North of a Survey by Donald F. Lee and Associates, Inc. dated April 3, 1997, lying in the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 6 South, Range 16 East, and more particularly described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Northeast 1/4 and run thence North 88 degrees 56 minutes 06 seconds East along the South line of Southeast 1/4 of Northeast 1/4 of said Section 11 a distance of 818.77 feet; thence North 0 degrees 42 minutes 23 seconds West 843.03 feet to the Point of Beginning; thence run South 88 degrees 46 minutes 13 seconds West, and parallel to the North line of said Southeast 1/4 of Northeast 1/4, a distance of 505.25 feet, to the Easterly maintained right of way line of Old Wire Road; thence Northeasterly along said right of way line a distance of 502 feet, more or less, to the North line of said Southeast 1/4 of Northeast 1/4 also being a point on the center line of a 60 foot wide ingress-egress easement; thence North 88 degrees 46 minutes 13 seconds East along the North line of said Southeast 1/4 of Northeast 1/4 and along the center line of said ingress-egress easement a distance of 398.27 feet; thence South 0 degrees 42 minutes 23 seconds East, and parallel to the East line of said Southeast 1/4 of Northeast 1/4, a distance of 489.19 feet to the Point of Beginning. Subject to a perpetual ingress-egress easement over and across the North 30 feet of the foregoing described lands. Subject to power line easement and subject to restrictions recorded in Official Records Book 837, Page 1033 through 1035, inclusive, of the Official Records of Columbia County, Florida.

LESS AND EXCEPT Parcel 96 Old Wire Road conveyed to Columbia County, Florida as described in Warranty Deed recorded [REDACTED] in Official Records Book 1289, Page 2752 for road right of way easement.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 11-6S-16-03816-111

**Subject** to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

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any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

**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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

**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:*

*Cheryl E. Beatty*  
Witness Printed Name Cheryl E. Beatty

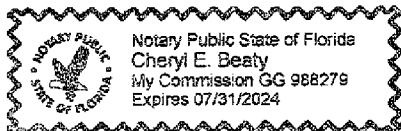
*Robert B. Ellis* (Seal)  
Robert B. Ellis, Trustee of the Florida Holdings Trust dated  
September 26th, 2007  
Address: P.O. Box 88, Lake City, Florida 32056

*Bethany L. Hankins*  
Witness Printed Name Bethany L. Hankins

State of Florida

County of ~~Suwannee~~ Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence of ☐ online notarization, this 26<sup>th</sup> day of September, 2022, by Robert B. Ellis, Trustee of the Florida Holdings Trust dated September 26th, 2007, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



*Cheryl E. Beatty*  
Notary Public  
Print Name: Cheryl E. Beatty  
My Commission Expires: 7/31/2024