

Prepared by and return to:

Kathryn H. Knepper, Esq.  
Ossi Law Group, P.A.  
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Tel: (352) 692-4888

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## Special Warranty Deed

**This Special Warranty Deed** made this 28 day of July, 2020, between **DONALD E. FROWICK and WANDA K. FROWICK, as husband and wife**, whose post office address is 7722 Still Lakes Drive, Odessa, Florida 33556 ("Grantors"), and **FROWICK PROPERTIES 2, LLC, a Florida limited liability company**, whose post office address is 7722 Still Lakes Drive, Odessa, Florida 33556 ("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, partnerships, limited liability companies, trusts, trustees, and personal representatives.)

**Witnesseth**, that said Grantors, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and grant to the said Grantee the following described land, situated, lying and being in **Columbia County, Florida**, to-wit:

**Section 28, Township 7 South, Range 16, Columbia County, Florida,**

**Government Lot 1 or all that part of the NE 1/4, North and East of river.**

**Government Lot 7 or all that part of the SE 1/4 lying North and East of river.**

**AND**

**Commence at the Northwest corner of Government Lot 1, Section 28, Township 7 South, Range 16 East for the Point of Beginning. Thence run along the North line of said Government Lot 1 N 89 degrees 37'00" E, 208.71 feet; thence run S 00 degrees 12'39" E, 1043.98 feet; thence S 89 degrees 30'00" W, 208.71 feet to the West line of said Government Lot 1; thence run along said West line, N 00 degrees 12'39" W, 1043.98 feet to the Point of Beginning. LESS AND EXCEPT road right of way.**

**Property Parcel ID No.: 28-7S-16-04342-000**

**This Instrument** was prepared by Kathryn H. Knepper, Esq. of Ossi Law Group, P.A. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands. No title insurance policy was requested or prepared in this transaction. FURTHER, said attorney did not examine any subject mortgages, if any, for any due on sale covenants. Grantors and Grantee release and hold said attorney harmless from any and all harm, costs, damages, or liability Grantors or Grantee may suffer under said mortgages arising out of this conveyance.


**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee in fee simple forever.

**AND** the Grantors hereby covenant with said Grantee that Grantors are lawfully seized of said land in fee simple; that Grantors have good right and lawful authority to sell and convey said land; that Grantors hereby warrant the title to said land for any acts of Grantors and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantors.

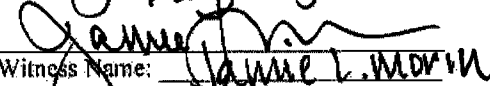
**This Conveyance** is subject to easements, restrictions and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same. This conveyance is further subject to the lien for the taxes accruing subsequent to December 31, 2019.


**In Witness Whereof**, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

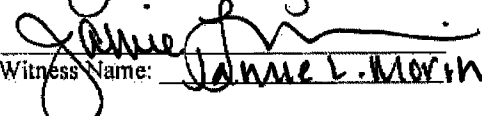
  
Witness Name: Gwendolyn D. Jones

  
DONALD E. FROWICK (Seal)

  
Witness Name: Jamie L. Morin

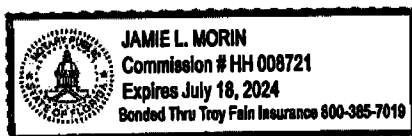
  
Witness Name: Gwendolyn D. Jones

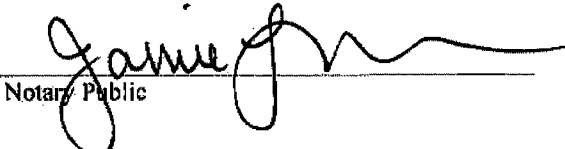
  
WANDA K. FROWICK (Seal)

  
Witness Name: Jamie L. Morin

State of Florida  
County of Alachua

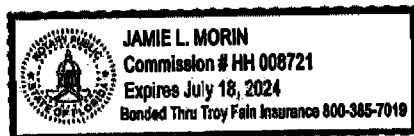
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2020 by means of [X] physical presence or [ ] online notarization by DONALD E. FROWICK, who is personally known to me OR who has produced a FLOW as identification.

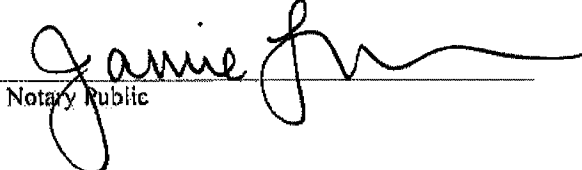


  
Notary Public

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of July, 2020 by means of [X] physical presence or [ ] online notarization by WANDA K. FROWICK, who is personally known to me OR who has produced a FLOW as identification.



  
Notary Public