

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**A. Scott Toney, Esquire**  
925 NW 56th Terrace, Suite B  
Gainesville, Florida 32605

**Property Appraisers Parcel Identification (Folio) Number: 16-7S-17-10006-239 /**

SPACE ABOVE THIS LINE FOR RECORDING DATA

## **WARRANTY DEED**

**THIS WARRANTY DEED**, executed this 18<sup>th</sup> day of November, 2020, by **DUDLEY W. SCHILLING and CAROLYN R. SCHILLING**, husband and wife, Grantor, to **DUDLEY W. SCHILLING and CAROLYN R. SCHILLING**, as Trustees of the **SCHILLING FAMILY REVOCABLE TRUST** under Agreement dated November 18, 2020 with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 523 SW Marynik Drive, High Springs, FL 32643, Grantee,

**WITNESSETH**, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situate, lying and being in the **County of Columbia, State of Florida**, to-wit:

**LOT 39, RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 8, PAGES 54 AND 55, IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA**

**PARCEL # 16-7S-17-10006-239**

**AND**

**LOT 7, RIVER RISE RESIDENTIAL SUBDIVISION, UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED AT PLAT BOOK 8, PAGES 51 THROUGH 53, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA**

**NOTE TO PROPERTY APPRAISER:**

The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of Florida Statute 196.041(2).

**SUBJECT TO:** Taxes and assessments for the current year and all subsequent years.

**SUBJECT TO:** Conditions, restrictions, limitations, easements and utility agreements of record, if any.

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

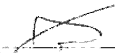
**TO HAVE AND TO HOLD** the same in fee simple forever.

TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY A. SCOTT TONEY, P.A. AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.

**AND**, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2020.

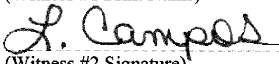
**IN WITNESS WHEREOF**, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

  
(Witness #1 Signature)

**A. Scott Toney**

(Witness #1 Print Name)

  
(Witness #2 Signature)

**Laura L. Campos**

(Witness #2 Print Name)

State of Florida  
County of Alachua

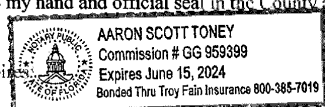
  
DUDLEY W. SCHILLING


  
CAROLYN R. SCHILLING

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, appeared **DUDLEY W. SCHILLING and CAROLYN R. SCHILLING**, [X] by means of physical presence or [ ] online notarization, [ ] who are personally known to me or [X] who have produced a driver's license as identification and who did not take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid, this 18<sup>th</sup> day of November, 2020.

My commission expires



  
NOTARY PUBLIC