

This instrument prepared by
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Inst: 201512019329 Date: 11/19/2015 Time: 10:56 AM
Doc Stamp-Deed: 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 7 B: 1304 P: 1908

Property Appraiser's Parcel No: 32-1S-17-04619-000

SPECIAL WARRANTY DEED

THIS INDENTURE made this 19 day of November, 2015, between JOSEPH E. NORRIS and M. CHRISTINE NORRIS, as Co-Trustees of the EDWARD AND CHRISTINE NORRIS REVOCABLE TRUST, dated July 18, 2014, whose address is 268 NW King Court, Lake City, Florida 32055, as Grantors, and RONALD E. NORRIS, JR., whose address is 113 Creeks Edge Drive, Sneads Ferry, North Carolina 28460, Grantee.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Parcel 1: The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 32, Township 1 South, Range 17 East, Columbia County, Florida;

LESS AND EXCEPT:

Township 1 South, Range 17 East, Section 32: The North 20 feet of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, as lies West of Spradley Road, a paved county road, being part of Section 32, Township 1 South, Range 17 East, Columbia County, Florida;

AND LESS AND EXCEPT:

The S $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 32, Township 1 South, Range 17 East.

Parcel 2: The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, in Section 32, Township 1 South, Range 17 East.

This Conveyance is subject to the following:

JEN
MCN
JEN / MCN

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2015 and subsequent years.

Grantors do hereby covenant with said Grantee that the property is free from all encumbrances made by Grantors, and Grantors do hereby bind Grantors and Grantors' successors and assigns to warrant and forever defend the title to said land, and will defend the same against the lawful claims of all persons whomsoever whose claim arises by, through or under the Grantors, but not otherwise.

THIS INSTRUMENT WAS PREPARED AT THE GRANTORS' REQUEST FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.



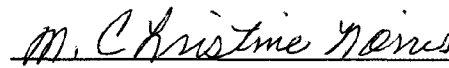
Print Name: Robert Woodard
Witness as to both Grantors



JOSEPH E. NORRIS, Grantor



Print Name: Brenda Brown
Witness as to both Grantors



M. CHRISTINE NORRIS, Grantor

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19 day of November, 2015, by CHRISTINE NORRIS and EDWARD NORRIS, who are personally known to me.





NOTARY PUBLIC, State of Florida

EXHIBIT "A"

THIS TRUST AGREEMENT ("Trust Agreement") is entered into on this 18th day of July, 2014, between JOSEPH E. NORRIS (the "Husband") and M. CHRISTINE NORRIS (the "Wife"), of Columbia County, Florida, as Grantors and Co-Trustees (the Co-Trustees are collectively referred to herein as the "Trustee").

WITNESSETH:

The Grantors desire to create a trust to be held, administered and distributed in accordance with the provisions of this Trust Agreement. Accordingly, the Grantors have transferred to the Trustee, and the Trustee acknowledges receipt from the Grantors of the sum of Ten Dollars (\$10.00) in cash. This property, together with any other property which may hereafter be conveyed to the Trustee subject to the trust hereby created, shall be held, administered and distributed by the Trustee, upon the trust and for the purposes and uses herein set forth. The trust initially created by this Trust Agreement shall be known as the "EDWARD AND CHRISTINE NORRIS REVOCABLE TRUST."

— REDACTED —

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EXHIBIT "A" CONTINUED

— REDACTED —

ARTICLE VI - TRUSTEE PROVISIONS

A. Powers. The Trustee shall have all of the powers conferred upon trustees chapter 736 of the Florida Statutes (the "Florida Trust Code"), and by any future amendments to the Florida Trust Code or any corresponding statute, except for any instance in which the Florida Trust Code, as amended, or any such other statutory provisions may conflict with the express provisions of this

J. E. H. / M. C. N.
JEN / MCN

EXHIBIT "A" CONTINUED

Trust Agreement, in which case the express provisions of this Trust Agreement shall control. In addition to such powers, the Trustee is specifically authorized:

- (1) To retain, in the absolute and uncontrolled discretion of the Trustee without duty to diversify investments, any property transferred to the Trustee by the Grantors or any other person without liability for any depreciation or loss occasioned by such retention;
- (2) To exchange, sell or lease (including leases for terms exceeding the duration of all trusts created by this instrument) for cash, property or credit, or to partition, from time to time, publicly or privately, at such prices, on such terms, times and conditions and by instruments of such character and with such covenants as the Trustee may deem proper, all or any part of the assets of each trust, and no vendee or lessee of the Trustee shall be required to look to the application made by the Trustee of any funds paid to the Trustee;
- (3) To borrow money from any source (including any Trustee) and to mortgage, pledge or in any other manner encumber all or any part of the assets of any trust as may be advisable in the judgment of the Trustee for the advantageous administration of the trusts;
- (4) To invest and reinvest each of the trust estates in any kind of property whatsoever, real or personal (including oil, gas and other mineral leases, royalties, overriding royalties and other interests), whether or not productive of income and without regard to the proportion that such property or property of a similar character held may bear to the entire trust estate; provided, however, that the Grantors may direct the Trustee as to the investments to be made by the Trustee, and the Trustee shall not be liable to any person for any losses resulting from following the written direction of the Grantors in investing the trust assets;
- (5) To employ attorneys, accountants, investment managers, specialists and such other agents as the Trustee shall deem necessary or desirable; to have the authority to appoint an investment manager or managers to manage all or any part of the assets of any trust, and to delegate to said manager investment discretion and such appointment shall include the power to acquire and dispose of such assets; and to charge the compensation of such attorneys, accountants, investment advisors, investment managers, specialists and other agents and any other expenses against such trust;
- (6) To register and carry any securities or other property in the name of the Trustee without increasing or decreasing the fiduciary liability of the Trustee; to exercise any option, right or privilege to purchase or to convert bonds, notes, stocks, securities or other property, and to borrow money for the purpose of exercising any such option, right or privilege; to vote any stock

EXHIBIT "A" CONTINUED

IN WITNESS WHEREOF, the Grantors and the Co-Trustees have hereunto set their hands
as of the date first above written.

Joseph E. Norris
JOSEPH E. NORRIS, Grantor/Co-Trustee

Christine Norris
M. CHRISTINE NORRIS, Grantor/Co-Trustee

We, the undersigned witnesses, certify that the foregoing instrument was signed by the
Grantors in our presence as of the date first above written, and declared by them to be their joint
revocable trust, and such instrument was signed by the Co-Trustees in our presence as of the date
first above written, and we, the undersigned witnesses, sign our names hereunto as witnesses at the
request and in the presence of the Grantors and the Co-Trustees, and in the presence of each other,
on this 18th day of July, 2014.

Robert W. Woodard
Print Name: Robert W. Woodard
Lake City, Florida
Witness

Brenda Brown
Print Name: Brenda Brown
Lake City, Florida
Witness

EXHIBIT "A" CONTINUED

THE STATE OF FLORIDA §
COUNTY OF COLUMBIA §

We, JOSEPH E. NORRIS, and M. CHRISTINE NORRIS, Grantors, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that we signed this instrument as our joint revocable trust agreement.

Joseph E. Norris
JOSEPH E. NORRIS, Grantor

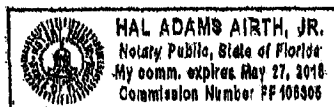
M. Christine Norris
M. CHRISTINE NORRIS, Grantor

We, Robert W. Woodard Brenda Brown, have been sworn by the officer signing below, and declare to that officer, on our oaths, that the Grantors declared the instrument to be the Grantors' joint revocable trust agreement and signed it in our presence and that we each signed the instrument as a witness in the presence of both of the Grantors and each other.

Robert W. Woodard
Witness

Brenda Brown
Witness

ACKNOWLEDGED AND SUBSCRIBED before me by both of the Grantors, JOSEPH E. NORRIS, and M. CHRISTINE NORRIS, who are personally known to me and sworn to and subscribed before me by the witnesses, Robert W. Woodard who is personally known to me and Brenda Brown who is personally known to me, and subscribed by me in the presence of the Grantor and the subscribing witnesses, all on this 18th day of July, 2014.



Hal Airth
NOTARY PUBLIC, State of Florida