

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

Inst: 202012005512 Date: 03/06/2020 Time: 4:16PM
Page 1 of 2 B: 1407 P: 1086, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy ClerkDoc Stamp-Deed: 350.00

4-9553

Warranty Deed

Trust to Individual

THIS WARRANTY DEED made this 3 day of March, 2020, Thomas M. Donahoo, Jr., as Successor Trustee of the Rod Bowdoin Trust for Savannah Lynn Bowdoin dated December 29, 1997, hereinafter called the grantor, to Dallas Hart whose address is: 735 NW Noegel Road, Lake City, FL 32055 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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:

Lot 9, Fairfield Estates, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 172 and 173, of the Public Records of Columbia County, Florida.

The above described property is not the Homestead of the Thomas M. Donahoo, Jr, nor has it ever been the Homestead of same, who in fact resides at: 4431 Annapolis Ave Jacksonville, FL 32210


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


TO HAVE AND TO HOLD, the same in fee simple forever

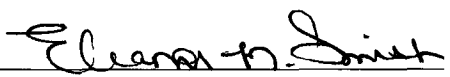
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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:

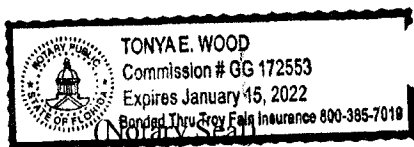

Witness: Tonya E. Wood
Printed Name:

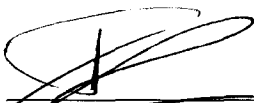

Thomas M. Donahoo, Jr., as Successor Trustee
of the Rod Bowdoin Trust for Savannah Lynn
Bowdoin dated December 29, 1997


Witness: Eleanor M. Smith
Printed Name:

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 3rd day of March, 2020 by THOMAS M. DONAHOO, JR., AS
SUCCESSOR TRUSTEE OF THE ROD BOWDOIN TRUST FOR SAVANNAH LYNN
BOWDOIN DATED DECEMBER 29, 1997, who is personally known to me or who has
produced DL as identification.




Notary Public
Tonya E. Wood