

THIS DOCUMENT IS BEING PREPARED WITHOUT  
THE BENEFIT OF A SURVEY.

PREPARED BY AND RETURN TO:  
Alice Cline Morris, Esquire (KMS)  
Fisher, Tousey, Leas, & Ball, P.A.  
501 Riverside Avenue, Suite 600  
Jacksonville, Florida 32202

Inst: 201912003105 Date: 02/08/2019 Time: 11:14AM  
Page 1 of 5 B: 1377 P: 2715, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17 day of January, 2018, between NORMA R. DICKS, whose address is 545 SE Rodney Dicks Drive, Lake City, Florida 32025, REGAL J. DICKS, whose address is 774 SE Ebenezer Road, Lake City, Florida 32025, DELVEY N. DICKS, whose address is 1853 SE Country Club Road, Lake City, Florida 32025, KEVIN J. DICKS, whose address is 289 NW Woodlands Terrace, Lake City, Florida 32055 and JILENE B. DICKS, whose address is 545 SE Rodney Dicks Drive, Lake City, Florida 32025, each conveying their non-homestead property, as the sole heirs of RODNEY S. DICKS, deceased, parties of the first part, and NORMA R. DICKS, as Trustee of The Norma R. Dicks Living Trust, a revocable living trust, whose address is 545 SE Rodney Dicks Drive, Lake City, Florida 32025, party of the second part.

W I T N E S S E T H:

That the said parties of the first part, in consideration of love and affection, have granted, bargained, and conveyed to the said party of the second part, her successors and assigns forever, the following described lands, situate, lying and being in Columbia County, Florida, to wit:

Section 3: Commence at the intersection of the South Section line of said Section 3 and the West right-of-way line of County Road 245; thence run North along the West right-of-way line of County Road 245 a distance of 1120 feet for the POINT OF BEGINNING; thence run West a distance of 350 feet; thence run North a distance of 750 feet; thence run East a distance of 350 feet to the West right-of-way line of County Road 245; thence run South along the West right-of-way line of County Road 245 a distance of 750 feet to the POINT OF BEGINNING.

Real Estate Assessment No.: 03-4S-17-07592-999

The parties of the first part each hereby certifies that the above-described property does not constitute his or her constitutional homestead as made and provided by the laws of the State of Florida.

**NOTE TO CLERK: THIS DEED IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER  
FAC RULE 12B-4.013(28)(i) AS A TRANSFER INTO A GRANTOR REVOCABLE LIVING  
TRUST.**

Subject to covenants, restrictions and easements of record and taxes assessed subsequent to December 31, 2018; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the said parties of the first part, but not otherwise.

The party of the second part, and her successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, to lease, to encumber and otherwise to manage and dispose of the real property described above.

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's written statement establishing that the Trustee is unable properly to care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

The trust agreement grants to the beneficiary of said trust the right to full use and possession of any non-income producing real estate owned by the trust, specifically including the residence of such beneficiary. This beneficial interest is intended to qualify such property under Sections 196.031 and 196.041, Florida Statutes, as amended, for all homestead exemptions for which the beneficiary is otherwise eligible.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and Sealed in Our  
Presence:

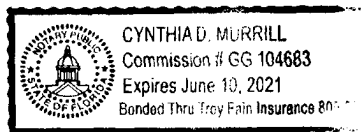
Sign: Sarah Anderson  
Print Name: Sarah Anderson

Norma R. Dicks  
NORMA R. DICKS

Sign: Martha B. Doublerley  
Print Name: MARTHA B. DOUBLERLEY

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by NORMA R. DICKS, ☒ who is personally known to me or ☐ who has produced a current driver's license as identification.



Cynthia D. Murrill  
Name: \_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Commission Number: \_\_\_\_\_

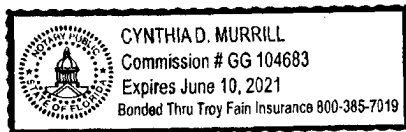
Sign: Sarah Anderson  
Print Name: Sarah Anderson

Regal J. Dicks  
REGAL J. DICKS

Sign: Martha B. Dobberley  
Print Name: MARTHA B. DOBBERLEY

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by REGAL J. DICKS, ☒ who is personally known to me or ☐ who has produced a current driver's license as identification.



Cynthia D. Murrill  
Name: \_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Commission Number: \_\_\_\_\_

Sign: Sarah Anderson  
Print Name: Sarah Anderson

Delvey N. Dicks  
DELVEY N. DICKS

Sign: Martha B. Damberley  
Print Name: MARTHA B. Damberley

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by DELVEY N. DICKS, ☒ who is personally known to me or ☐ who has produced a current driver's license as identification.



Cynthia D. Murrill  
Name: \_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Commission Number: \_\_\_\_\_

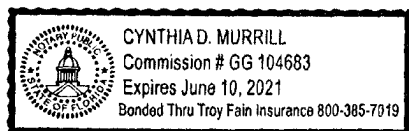
Sign: Sarah Anderson  
Print Name: Sarah Anderson

Kevin J. Dicks  
KEVIN J. DICKS

Sign: Martha B. Damberley  
Print Name: MARTHA B. Damberley

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17 day of January, 2019, by KEVIN J. DICKS, who is personally known to me or who has produced a current driver's license as identification.



Cynthia D. Murrill  
Name: \_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Commission Number: \_\_\_\_\_

Sign: Sarah Anderson  
Print Name: Sarah Anderson

Jilene B. Dicks  
JILENE B. DICKS

Sign: Martha B. Doublerley  
Print Name: MARTHA B. DOUBLERLEY

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17 day of 2019,  
2018, by JILENE B. DICKS, ☒ who is personally known to me or ☐ who has produced a current  
driver's license as identification.



Cynthia D. Murrill  
Name: \_\_\_\_\_  
NOTARY PUBLIC, State of Florida  
Commission Number: \_\_\_\_\_