

This instrument prepared by  
H. Adam Airth, Jr., LL.M.  
PUTNAM, CREIGHTON & AIRTH, P.A.  
Post Office Box 3545  
Lakeland, Florida 33802-3545  
(863) 682-1178

Inst: 202012021736 Date: 12/28/2020 Time: 1:45PM  
Page 1 of 4 B: 1426 P: 2704, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 0.70

Property Appraiser's Parcel No: 31-3S-17-05936-000

NOTE TO PROPERTY APPRAISER: SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER THE GRANTORS NOR ANY MEMBERS OF THE HOUSEHOLD OF GRANTORS RESIDES THEREON.

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 16th day of September, 2020, between ALLEN D. COLEMAN and CHING PING COLEMAN, husband and wife, whose address is 385 SW Arlington Boulevard, Lake City, Florida 32025, Grantors, and ALLEN DREW COLEMAN and CHING PING YU COLEMAN, as Co-Trustees of the COLEMAN FAMILY REVOCABLE TRUST, dated August 4, 2020, whose mailing address is 385 SW Arlington Boulevard, Lake City, Florida 32025, Grantees.

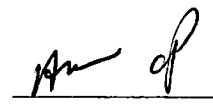
WITNESSETH, that said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs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

See Attached Exhibit "A"

This Conveyance is subject to the following:

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 2020 and subsequent years.

Grantors do hereby covenant with said Grantees 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.

  
ADC / CPC

The Grantees, as Co-Trustees, and their successor or successors, are hereby granted full power and authority to protect, conserve, sell, lease, mortgage, encumber and otherwise manage and dispose of the real property as the Co-Trustees deem prudent.

In no case shall any party dealing with the Co-Trustees in relation to the real property or to whom the real property or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by the Co-Trustees be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real property, or be obliged to see that the terms of the Trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the Co-Trustees, or be obliged or privileged to inquire into any of the terms of the Trust. Every deed, mortgage, lease, or other instrument executed by the Co-Trustees in relation to the real property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument that (a) at the time of delivery thereof, the Trust created herein and by the Trust was in full force and effect, (b) such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the Trust or in the amendments thereof, and binding on all beneficiaries, (c) the Co-Trustees were duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument, and (d) if the conveyance is made to a successor or successors in trust, such successor or successors in trust have been properly appointed and are fully vested with all of the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

Any contract, obligation, or indebtedness incurred or entered into by the Co-Trustees in connection with the real property may be entered into by the Co-Trustees in the name of the beneficiaries under the Trust, as his or her attorney-in-fact, by this Deed irrevocably appointed for that purpose, or, at the election of the Co-Trustees, in the Co-Trustees' own names as the Co-Trustees of an express trust and not individually, and the Co-Trustees shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only as far as the trust property and funds in the actual possession of the Co-Trustees shall be applicable for its payment and discharge, and all persons and entities whomsöever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

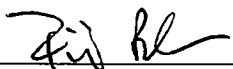
The interest of each beneficiary under the Trust and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage, or other disposition of the real property, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

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.

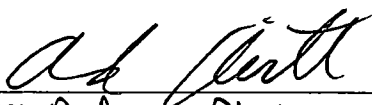
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim

whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantees.

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

  
Print Name: Ricky Boothen  
Witness as to both Grantors

  
ALLEN D. COLEMAN, Grantor

  
Print Name: Adam Airth  
Witness as to both Grantors

  
CHING PING COLEMAN, Grantor

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of physical presence this 16th day of September, 2020, by ALLEN D. COLEMAN and CHING PING COLEMAN, who are personally known to me.

  
NOTARY PUBLIC, State of Florida

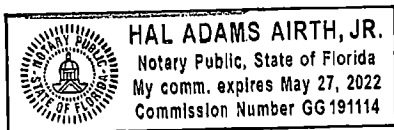


EXHIBIT "A"

TOWNSHIP 3 SOUTH - RANGE 17 EAST

SECTION 31: Commence at the Southwest corner of the NE 1/4 of the SW 1/4 of Section 31, Township 3 South, Range 17 East and run N 88°27'E 254.45 feet; thence N 29°39'E 11.3 feet for a POINT OF BEGINNING; and run thence N 50°47'W 786.12 feet to the South Right-of-Way line of U.S. Highway No. 90 (Old State Road No. 10); thence N 48°47'E along said Right-of-Way line 200 feet; thence S 50°47'E 716.16 feet; thence S 29°39'W 200 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT the following described parcel:

Commence at the Southwest corner of the NE 1/4 of SW 1/4 of Section 31, Township 3 South, Range 17 East and run N 88°27'E along the South line of said NE 1/4 of SW 1/4 252.6 feet to a point 80 feet on a perpendicular from the center line of the A.C.L. Railroad; run thence N 29°39'E 161.7 feet for a POINT OF BEGINNING; run thence N 50°47'W 50 feet; run thence N 29°39'E 50 feet; run thence S 50°47'E 50 feet; run thence S [REDACTED] 50 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

*AKC of*