

This instrument prepared by and return to:

File No.: 5949-0100
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Inst: 201712004047 Date: 03/06/2017 Time: 12:27PM
Page 1 of 2 B: 1332 P: 655, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

Parcel ID No.: 03-4S-16-02741-005

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made and entered into this 1ST day of MARCH, 2017, by and between H. WAYNE MORRELL, a widower, whose address is 175 SW COTTAGE GLEN, LAKE CITY, FL 32024, hereinafter called the "Grantor", to H. WAYNE MORRELL as Trustee of the H. WAYNE MORRELL REVOCABLE LIVING TRUST DATED AUGUST 14, 2006, hereinafter called the "Grantee", whose address is 175 SW COTTAGE GLEN, LAKE CITY, FL 32024, which Trustee pursuant to said Trust has the power and authority either to protect, conserve and to sell, or the lease or to encumber or otherwise manage and dispose of the real property described in this Special Warranty Deed.

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its successors and assigns, all that certain land situated in COLUMBIA County, Florida, to-wit:

TOWNSHIP 4 SOUTH, RANGE 16 EAST

SECTION 3: COMMENCE AT THE NORTHEAST CORNER OF THE SE ¼ OF NE ¼ OF SAID SECTION 3 AND RUN S 88°32'05" W ALONG THE NORTH LINE OF SAID SE ¼ OF NE ¼ A DISTANCE OF 735.89 FEET, THENCE S 02°24'07" E 1227.72 FEET TO THE NORTH RIGHT OF WAY LINE OF A 60 FOOT ROAD AND THE POINT OF BEGINNING; THENCE S 87°43'04" W ALONG SAID NORTH RIGHT OF WAY LINE 350.00 FEET; THENCE N 02°24'07" W 270.00 FEET; THENCE N 87°43'04" E 350.00 FEET; THENCE S 02°24'07" E 270.00 FEET TO POINT OF BEGINNING. A/K/A 175 SW COTTAGE GLEN, LAKE CITY, FL 32024.

Grantor(s) reserves the right to use, occupy and reside upon any real property placed in this Trust as their permanent residence during their lives. It is the intent of the provision to retain for the grantor(s) the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

TOGETHER with all the 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 the 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; and that said land is free of all liens and encumbrances except for taxes and assessments for 2016 and subsequent years; and that it hereby fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

This Deed has been prepared without obtaining a title search.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness:

Donna G. Schultz
Donna G. Schultz
(Print or Type Name)

H. Wayne Morrell
H. WAYNE MORRELL

Kara Wietrzykowski
Kara Wietrzykowski
(Print or Type Name)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was subscribed before me this 1ST day of MARCH, 2017 by H. WAYNE MORRELL, a single man, ☐ who is personally known to me, ☒ who produced a Florida Drivers License, or ☐ who has produced _____ as identification and who did take an oath.

[Signature]
(Signature of Person Taking
Acknowledgment)

(Name of Acknowledger Typed,
Printed, or Stamped)

(SEAL)

