

This Instrument Prepared by
and TO BE RETURNED TO:

Lauren N. Richardson, Esq.
Lauren Richardson Law, PLLC
3620 NW 43rd Street, Suite B
Gainesville, Florida 32606

Inst: 202212019904 Date: 10/17/2022 Time: 3:59PM
Page 1 of 2 B: 1477 P: 1241, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made this 5th day of October, 2022, between

MICHAEL D. MURREY and NORMA JEAN MURREY, husband and wife, whose post-office address is: 438 SW Short Leaf Drive, Lake City, Florida 32024, grantor, and

MICHAEL D. MURREY and NORMA JEAN MURREY, Trustees, or their successor, of the Michael and Norma Jean Murrey Joint Revocable Trust dated October 5, 2022, and any amendments thereto; whose post-office address is: 438 SW Short Leaf Drive, Lake City, Florida 32024, grantee,

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 situated in Columbia County, Florida, viz:*

Lot 2 Block A Forest Country Second Addition, a subdivision, according to the plat thereof recorded in Plat Book 5, Page 45 of the public records of Columbia County, Florida.

Parcel ID No.: 21-4S-16-03080-003

TO HAVE AND TO HOLD the said described property with all and singular rights, members and appurtenances thereunto appertaining unto the said Trustee, in Trust nevertheless, upon the conditions and for the uses and purposes set out in the said Trust Agreement, to which reference is made, and it is made a part hereof by reference.

Full power and authority is hereby granted to said Trustees and his/her successors to protect and conserve said property, to sell, contract to sell and grant options to purchase said property and any right, title, or interest therein on any terms; to exchange said property or any part thereof for any other real or personal property upon any terms; to convey said property by deed or other conveyance to any grantee, with or without consideration; to mortgage, pledge or otherwise encumber said property or any part thereof; to lease, grant options to lease and renew, extend, amend and otherwise modify leases on said property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; to release convey or assign any other right, title, or interest whatsoever, in, to, or about said property or any part thereof.

No party dealing with said Trustee in relation to said property in any manner whatsoever, and (without limiting the foregoing) no party to whom said property or any part thereof or any interest herein shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on said property, or (b) to see that the terms of this trust have been complied with, or (c) to inquire into the authority, necessity or expedience of any act of said Trustee, or (d) be privileged to inquire into any of the terms of said Trust Agreement. Every deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (a) that at the time of delivery thereof this trust was in full force and effect, (b) that such instrument was executed in accordance with the trust's terms and conditions hereof and of said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, power, duties and obligations of its, his, her, or their predecessor in trust.

The interest of every beneficiary under said Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale or other disposition of said property. Such interest is

Warranty Deed

Michael D. Murrey and Norma Jean Murrey, husband and wife, grantor, and Michael D. Murrey and Norma Jean Murrey, Trustees of the Michael and Norma Jean Murrey Joint Revocable Trust dated October 5, 2022, grantee
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hereby declared to be personal property, and no beneficiary thereunder shall have any right, title or interest, legal or equitable, in or to said property, as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

This instrument was prepared at the request of, and under the instruction of, the grantor, without benefit of title examination.

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 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 December 31, 2022

Grantor reserves unto themselves the right to reside upon the above described land as a beneficial interest for life as "equitable title to real estate" described in Section 196.041 of Florida Statutes and in compliance with Section 6 Article VII of the Constitution of the State of Florida.

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:


RILEY G. VAUGHAN
Gainesville, FL

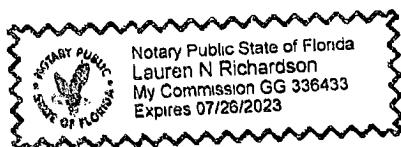

MICHAEL D. MURREY, Grantor



DANIELA ALONSO DIAZ
Gainesville, FL


NORMA JEAN MURREY, Grantor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of physical presence on this 5th day of October, 2022 by MICHAEL D. MURREY and NORMA JEAN MURREY, husband and wife, who are personally known to me or who have produced FL Driver's License as identification.




Lauren N. Richardson, Notary Public

My commission expires: