

PREPARED BY/RETURN TO:
John J. Kendron
PO Box 1178
Lake City, Florida 32056

The Preparer of this Instrument has Performed No Title Examination nor has the preparer Issued any Title Insurance or Furnished any Opinion Regarding the Title, Existence of Liens, the Quantity of Lands included, or the Location of the Boundaries. Then Names, Addresses and Legal Description Furnished by Parties to this Instrument.

Inst: 201712014896 Date: 08/08/2017 Time: 3:52PM
Page 1 of 2 B: 1342 P: 622, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

Property Appraiser's Parcel Identification
No. 25-4S-16-03154-102

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE made on this the 4th day of August, in the year 2017, between **TERRENCE L. WELLES, SR., a/k/a TERRANCE L. WELLES** and **SUE L. WELLES**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 171 SW King Street, Lake City, Columbia County, Florida 32024, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **TERRENCE L. WELLES, SR. and SUE L. WELLES, Co-Trustees of the TERRENCE AND SUE WELLES REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 171 SW King Street, Lake City, Florida 32024, and such trust having been established under that certain revocable trust agreement dated the 4th day of August, in the year 2017, by **TERRENCE L. WELLES, SR., a/k/a TERRANCE L. WELLES** and **SUE L. WELLES** as grantors and as co-trustees, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantor's interest in and to the following described real estate in the County of **Columbia** and State of Florida:

TOWNSHIP 4 SOUTH, RANGE 16 EAST

SECTION 25: A PART OF THE SE ¼ OF SECTION 25 AND THE NORTH ¼ OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NW CORNER OF THE SE ¼ OF SAID SE ¼ OF SECTION 25 AND RUN THENCE S 01°15'52" W, ALONG THE EAST LINE THEREOF, 1383.53 FEET TO THE NORTH MAINTAINED RIGHT OF WAY OF KING ROAD; THENCE S 89°15'14" W ALONG SAID RIGHT OF WAY, 1051.85 FEET; THENCE N 00°40'01" E, 42.84 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE CONTINUE N 00°40'01" E, 1319.89 FEET TO THE SOUTH LINE OF OAK RIDGE ESTATES UNIT 3 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 52 - 52A; THENCE N 88°09'37" E, ALONG SAID SOUTH LINE, 1066.98 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION No.: 25-4S-16-03154-102

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Columbia County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**

Mary Driggers
Witness

Mary Driggers
(Printed Name)

Cherylann Patterson
Witness

Cherylann Patterson
(Printed Name)

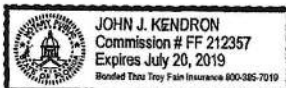
Terrence L. Welles, Sr.
TERRENCE L. WELLES, SR., a/k/a
TERRANCE L. WELLES

Sue L. Welles
SUE L. WELLES

STATE OF FLORIDA §
 §
COUNTY OF COLUMBIA §

The foregoing instrument was acknowledged before me, the undersigned authority, by **TERRENCE L. WELLES, SR., a/k/a TERRANCE L. WELLES**, Grantor, who is personally known to me or who has produced FL DL as identification proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by **SUE L. WELLES**, Grantor, who is personally known to me or who has produced FL DL as identification proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 4th day of August, in the year 2017.



[Signature]
Notary Public, State of Florida