

Prepared by and when recorded return to:

LD Legal, LLC
11 NW 33rd Court
Gainesville, Florida 32607

**Property Appraiser's Parcel Identification
No. 30-7S-17-10058-644**

Inst: 201712022706 Date: 12/13/2017 Time: 11:04AM
Page 1 of 3 B: 1349 P: 2014, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

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

WARRANTY DEED

THIS INDENTURE made on December 1, 2017, between **CHARLES ROSS GRIFFIN** and **ANNETTE GRIFFIN**, husband and wife, who reside at 730 Thorne Lane, Fort White, Columbia County, Florida 32038 and **LYNNETTE G. BURKS**, whose address is 367 SW Bluebird Ct, Fort White, FL 32038 (hereinafter referred to jointly as "Grantor"), 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 **CHARLES ROSS GRIFFIN and ANNETTE GRIFFIN, Co-Trustees of the CHARLES AND ANNETTE GRIFFIN REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 730 SW Thorne Lane, Fort White, Florida 32038, and such trust having been established under that certain revocable trust agreement dated December 1, 2017, by **CHARLES ROSS GRIFFIN and ANNETTE GRIFFIN** 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:

Lot 54, Santa Fe River Plantations, a Replat of Lots 38, 45 and 46, according to the Map or Plat thereof as recorded in Plat Book 5, Page 13A through 13D, of the Public Records of Columbia County, Florida.

**Parcel ID: 30-7S-17-10058-644
aka: 730 SW Thorne Lane, Fort White, FL 32038**

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.

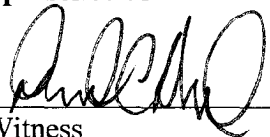
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions 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**


Witness


CHARLES ROSS GRIFFIN

Daniel C. Friedel
(Printed Name)


Witness


ANNETTE GRIFFIN

Ashley Placencia
(Printed Name)


LYNNETTE G. BURKS

STATE OF FLORIDA

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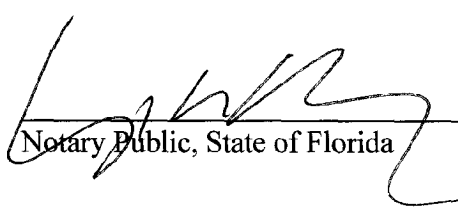
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COUNTY OF ALACHUA

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The foregoing instrument was acknowledged before me, the undersigned authority, by CHARLES ROSS GRIFFIN, Grantor, who is personally known to me or who has produced FL ID (type of identification) as identification proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, by ANNETTE GRIFFIN, Grantor, who is personally known to me or who has produced FL ID (type of identification) as identification proving her to be the person whose name is subscribed to the foregoing instrument as Grantor and by LYNNETTE G. BURKS, Grantor, who is personally known to me or who has produced FL ID (type of identification) 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, both of whom signed such instrument in the presence of Daniel C. Friedel, a witness who is personally known to me or who has produced (type of identification) as identification, and of Ashley Placencia, a witness who is personally known to me or who has produced (type of identification) as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on Dec. 1, 2017.


Notary Public, State of Florida

WARRANTY DEED

Grantors: Charles R. Griffin and Annette Griffin; Lynnette G. Burks
Grantee: Trustees of the Charles and Annette Griffin Revocable Trust
Parcel ID: 30-7S-17-10058-644

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