

**Prepared by and Return to:**

Jordan G. Lee  
Shutts & Bowen LLP  
4301 W. Boy Scout Boulevard  
Suite 300  
Tampa, Florida 33607  
Parcel ID Number: 27-4S-17-08754-000

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**GENERAL WARRANTY DEED**

This General Warranty Deed (this "**Deed**") is made this 29<sup>\*</sup> day of JULY, 2022 by **BILLIE SUE WALLER**, a married woman with a mailing address of 5941 S US Hwy 441, Lake City, FL, 32025; **LOUISA MAY ROSEBERRY**, a single woman with a mailing address of 243 SE Hillcrest Lane, Lake City, FL 32025; **DONNA MARIE DUNCAN**, a married woman with a mailing address of 155 SE Hillcrest Lane, Lake City, FL, 32025; and **ELIZABETH CARMEN BARRINGTON**, a single woman with a mailing address of 205 SE Schneiders Gln, Lake City, FL, 32025 (collectively, the "**Grantor**"), and **CHARLES L. JENKINS, JR.**, as Trustee of the **CHARLES LACY JENKINS, JR. REVOCABLE TRUST, DATED SEPTEMBER 25, 2013, as amended**, with a mailing address of 5310 SE Country Club Rd, Lake City, FL 32025 (the "**Grantee**"). Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships and corporations.

**W I T N E S S E T H:**

That Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, conveyed and sold, and does hereby grant, bargain, convey and sell, unto Grantee, forever, the following described land, situate, lying and being in Columbia County, Florida:

See **Exhibit "A"**, attached hereto and incorporated herein by this reference.

Together with: (i) all tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining; (ii) all building and other improvements now or hereafter located thereon; and (iii) all of Grantor's right, title and interest, if any, in and to the streets, avenues, roads, ways, alleys, waterways, and canals, upon or proposed, in front of or adjoining same (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property in fee simple forever.

This conveyance is made subject to: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) taxes for 2022 and subsequent years; and (c) restrictions, easements, and rights-of-way of record, however, this conveyance shall not operate to reimpose same.

Grantor hereby covenants with Grantee that the Property is free of all liens and encumbrances except as identified above, and that Grantor has good right and lawful authority to grant, bargain, sell, and convey the Property. Grantor fully warrants the title to the Property, and will defend the same against the

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lawful claims of all persons whomsoever, claiming by, through, or under Grantor.

**The Property conveyed by this Deed has never been and is not the homestead property (nor is it contiguous to the homestead property) of Grantor.**

In addition to the powers and authority granted to the Grantee as Trustee in the trust agreement creating the above-described trust, Grantee and Grantee's successors and assigns are specifically granted the full power and authority to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the real property conveyed by this deed. This deed is intended to conform with Section 689.073, Florida Statutes, and to vest in Grantee and its successors and assigns the full power and authority to deal in and with such real property.

*{Signatures and Acknowledgements on Following Pages}*

**IN WITNESS WHEREOF**, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

**WITNESSES:**

**GRANTOR:**

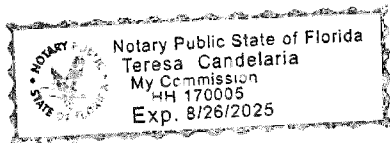
12  
Name: Trent Lowel

Billie S Waller  
**BILLIE SUE WALLER**, individually

BB  
Name: Brittany Branscome

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5<sup>th</sup> day of August, 2022, by **BILLIE SUE WALLER**, an individual, who ☐ is personally known to me or who ☒ has produced FLDocus/ID as identification.



Teresa Candelaria  
NOTARY PUBLIC  
State of Florida  
Name: Teresa Candelaria  
My Commission Expires: 8/26/25

{Signatures and Acknowledgements Continued}

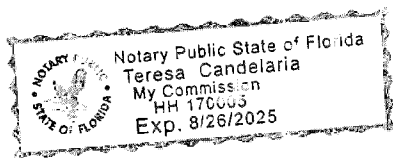
12  
Name: Trenx Loxu

Louisa May Roseberry  
LOUISA MAY ROSEBERRY, individually

BB  
Name: Brittany Branscome

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this Su day of August, 2022, by LOUISA MAY ROSEBERRY, an individual, who ☐ is personally known to me or who ☒ has produced FL Drivers License as identification.



T. Candelaria

NOTARY PUBLIC

State of Florida

Name: Teresa Candelaria

My Commission Expires: 8/26/25

{Signatures and Acknowledgements Continued}

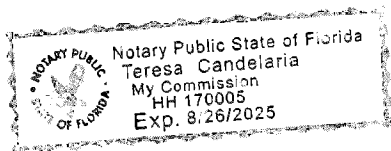
12  
Name: Trent Lowe II

Donna Marie Duncan  
DONNA MARIE DUNCAN, individually

BB  
Name: Bri Hanny Branscome

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5<sup>th</sup> day of August, 2022, by **DONNA MARIE DUNCAN**, an individual, who ☐ is personally known to me or who ☒ has produced FL Drivers License as identification.



Teresa Candelaria  
NOTARY PUBLIC  
State of Florida  
Name: Teresa Candelaria  
My Commission Expires: 8/26/25

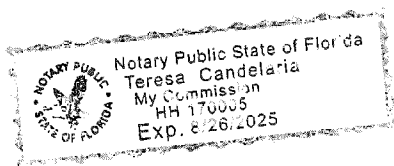
{Signatures and Acknowledgements Continued}

l2  
Name: Tony Larch

BB  
Name: Brittany Branscome

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5<sup>th</sup> day of August, 2022, by **ELIZABETH CARMEN BARRINGTON**, an individual, who ☐ is personally known to me or who ☒ has produced FL Diver's license as identification.



Elizabeth Carmen Barrington  
**ELIZABETH CARMEN BARRINGTON**,  
individually

Teresa Candelaria  
NOTARY PUBLIC  
State of Florida  
Name: Teresa Candelaria  
My Commission Expires: 8/26/25

**EXHIBIT "A"**

**Legal Description**

**COMMENCE AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 01°19'47" W, ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, 666.99 FEET; THENCE S 88°59'35" W, ALONG THE SOUTH LINE OF THE N 1/2 OF NW 1/4 OF SW 1/4, 890.00 FEET; THENCE N 01°18'38" W, 23.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SE HILLCREST LANE AND TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°18'38" W, 622.83 FEET; THENCE S 88°54'58" W, 199.35 FEET; THENCE N 01°19'55" W, 618.56 FEET; THENCE S 89°48'52" E, 599.15 FEET; THENCE S 01°21'16" E, 1228.43 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE S 88°57'38" W, ALONG SAID NORTH RIGHT OF WAY LINE, 400.31 FEET TO THE POINT OF BEGINNING.**