

Documentary Stamp .70

Intangible Tax

P. DeWitt Cason

Clerk of Court

By MRK D.C.

This instrument prepared by
record and return to:
J. STEVEN GRAVES, ESQUIRE
3720 N.W. 43RD STREET, SUITE 101
GAINESVILLE, FLORIDA 32606

BK 0874 PG 0347

OFFICIAL RECORDS

Property Appraiser's Parcel Identification No.: 23-3S--
Grantee's Tax Identification No.:

WARRANTY DEED

THIS INDENTURE, made this 4 day of February, 1999,
between SUE B. ROWAND of the County of Alachua, State of Florida,
("Grantor"), and SUE B. ROWAND, as Trustee under unrecorded Trust
Agreement dated February 4, 1999, and known as SUE B. ROWAND
REVOCABLE TRUST, whose post office address is 2904 Elm Street, Lake
City, County of Columbia, State of Florida, 32025 ("Grantee");

WITNESSETH, that said Grantor, for and in consideration of the
sum of Ten and No/100 Dollars, and other good and valuable
considerations to said Grantor in hand paid by said Grantee, the
receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantee, the following described land, situate,
lying and being in COLUMBIA County, Florida, to-wit:

Lot No. 7, LAKEWOOD ESTATES, a subdivision as recorded in
Plat Book 6, Page 63, Public Records of Columbia County,
Florida.

Subject to restrictions, easements and outstanding mineral
rights of record, if any, and taxes for 1999 and subsequent years.

THIS IS NOT THE HOMESTEAD ADDRESS OF THE GRANTOR. GRANTOR'S
HOMESTEAD ADDRESS IS 2904 ELM STREET, LAKE CITY, FLORIDA, 32025.

Full power and authority is hereby granted to said Trustee to
protect, to conserve, and to sell, or to lease, or to encumber, or
otherwise to manage and dispose of the property described herein.

No party dealing with said Trustee in relation to said
property in any manner whatsoever shall be obliged to see to the
application of any purchase money, rent or money borrowed or
otherwise advanced, nor to inquire into the authority of said
Trustee to see that the terms of the Trust have been complied with.

TO HAVE AND TO HOLD the said described property with all and
singular rights, interest 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.

Said Grantor does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever.

Upon the death, resignation or incapacity of the Trustee, the
successor Trustee under the Trust Agreement referred to above is
RALPH R. ROWAND. If RALPH R. ROWAND should be unable to act as
Successor Trustee, then MICHAEL D. ROWAND is hereby named as
Successor Trustee. If MICHAEL D. ROWAND should be unable to act as
Successor Trustee, then THOMAS A. ROWAND, V is hereby named as
Successor Trustee.

The written acceptance of the Successor Trustee recorded upon
the public records in the county where the real property described
above is located, together with evidence of the current Trustee's
death, disability or resignation shall be deemed conclusive proof
that the successor Trustee provisions of the aforesaid Trust have
been complied with. Evidence of a Trustee's death shall consist of

recording a certified copy of that Trustee's death certificate. Evidence of a Trustee's disability shall consist of an affidavit signed by two physicians licensed to practice medicine in Florida establishing that the Trustee is incapable of performing duties as Trustee of the aforesaid Trust. Evidence of a Trustee's resignation shall consist of a resignation, duly executed and acknowledged by that Trustee and recorded.

The successor Trustee shall have all powers as granted herein to the initial Trustee.

IN WITNESS WHEREOF, Grantor hereunto sets Grantor's hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF WITNESSES:

Dorothy D. Haworth
DOROTHY D. HAWORTH

Sue B. Rowand
SUE B. ROWAND

J. STEVEN GRAVES

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 4 day of February, 1999, by SUE B ROWAND, who is personally known to me.

[SEAL]

[Signature]
Notary Public, State of Florida
Commission Expires: _____
Commission No.: _____

OFFICIAL NOTARY SEAL
J STEVEN GRAVES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC677384
MY COMMISSION EXP. SEPT 23, 2001

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

99-02021

1999 FEB -5 PM 3:38

BK 0874 PG 0348

RECORD REVIEWED
BY: [Signature]

OFFICIAL RECORDS

