

Rec 18.50
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THIS INSTRUMENT PREPARED BY:

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
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Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

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. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 201712006230 Date: 04/05/2017 Time: 4:02PM
Page 1 of 2 B: 1334 P: 444, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 7th day of February 2017, between **ALICE P. KINSEY**, as Trustee of **THE IDELL VINZANT PONDS REVOCABLE LIVING TRUST** dated July 31, 2007, as amended, (herein "Trust"), made by **IDELL VINZANT PONDS**, deceased, whose mailing address is 184 SE Grassland Terrace, Lake City, Florida 32024, Grantor; to **ALICE P. KINSEY**, individually, whose mailing address is 184 SE Grassland Terrace, Lake City, Florida 32024, Grantee.

W I T N E S S E T H:

That the Grantor, pursuant to the powers granted under the Trust, and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys and confirms to the Grantee, and the Grantee's heirs, personal representatives, successors, and assigns forever that certain real property situate in Columbia County, Florida, more particularly described as follows:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

Section 23: The SE 1/4.

LESS AND EXCEPT: 4 acres in the NW corner.

SUBJECT TO:

1. Reservations, dedications, easements, and restrictions of record.
2. Taxes for the year 2017 and all subsequent years.
3. All valid zoning ordinances of governmental bodies.

Tax Parcel No.: 23-6S-17-09758-000.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the real property.

TO HAVE AND TO HOLD the same unto the Grantee, the Grantee's heirs, personal representatives, successors, and assigns, in fee simple forever.

AND THE Grantor covenants to and with the Grantee, the Grantee's heirs, personal representatives, successors, and assigns, that **ALICE P. KINSEY** presently serves as sole Trustee of the Trust, that the Trust is in full force and effect, that **ALICE P. KINSEY** as Trustee is empowered by the Trust to enter into this deed, and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE Grantor further covenants with the Grantee that the Grantor has good right and lawful authority to convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against all lawful claims of all persons claiming by, through or under the Grantor. Where used herein, the terms Grantor and Grantee shall be construed as singular and plural as the context requires.

The undersigned hereby swears, affirms, and warrants that **IDELL VINZANT PONDS** died in August 2015, and that at the time of her death she was an unremarried widow and had no minor children.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marlin Feagk
Witness

MARLIN Feagk
Print or type name

Teri B. Brown
Witness

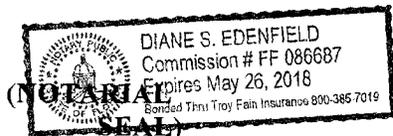
Teri B. Brown
Print or type name

Alice P. Kinsey (SEAL)

ALICE P. KINSEY
As Trustee of The Idell Vinzant Ponds
Revocable Living Trust dated July 31,
2007, as amended

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 7th day of February, 2017, by **ALICE P. KINSEY**, as Trustee of The Idell Vinzant Ponds Revocable Living Trust dated July 31, 2007, as amended, who is personally known to me or who has produced a Florida driver's license as identification.



Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires: