

This Instrument Prepared by
and Return to:

Teresa Byrd Morgan
Morgan Law Center
234 East Duval Street
Lake City, Florida 32055

Grantees:

Dana Glenn Brady, sole
Trustee or her successors
in trust, under the DANA
GLENN BRADY LIVING TRUST,
dated April 3, 2013, and
any amendments thereto.

Parcel Identification No.

02-7S-16-04112-001 and
03-7S-16-04118-008

Inst: 201312007554 Date: 5/16/2013 Time: 4:44 PM
Doc Stamp-Deed: 0.70
DC P. DeWitt Cason, Columbia County Page 1 of 3 B.1254 P.2262

WARRANTY DEED

THIS WARRANTY DEED, made this 3rd day of April, 2013, between **DANA G. BRADY**, a single person, whose post office address is Post Office Box 760, Ft. White, Florida 32038 (herein "Grantor"), and **DANA GLENN BRADY**, sole Trustee, or her successors in trust, under the **DANA GLENN BRADY LIVING TRUST, dated April 3, 2013, and any amendments thereto**, whose post office address is Post Office Box 760, Ft. White, Florida 32038, (herein "Grantees").

The terms "Grantors," "Grantees," and "Trustees" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in **COLUMBIA County, Florida**:

02-7S-16-04112-001

Begin at the Southwest corner of the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 2, Township 7 South, Range 16 East, and run North 01°50'04" West, 661.32 Feet; thence run North 88°07'48" East, 330.00 feet; thence South 01°50'04" East, 661.32 feet; thence South 88°07'48" West, 330.00 feet to the Point of Beginning, Columbia County, Florida.

Together with an easement for ingress and egress over and across the North 30 feet of the Southeast quarter (1/4) of Section 3, Township 7 South, Range 16 East, as lies East of U.S. Highway No. 27 and the North 30 feet of the West 80 feet of the Southwest quarter (1/4) of Section 2, Township 7 South, Range 16 East, Columbia County, Florida

AND

03-7S-16-04118-008

South half of Southeast quarter of Northeast quarter
lying North and East of U.S. Highway #27, Section 3,
Township 7 South, Range 16 East, Columbia County,
Florida

SUBJECT TO: Restrictions, easements and outstanding mineral
rights of record, if any.

TOGETHER WITH all the tenements, hereditaments, privileges,
rights, interests, reversions, remainders, appurtenances, and
easements in any way appertaining to the said property.

TO HAVE AND TO HOLD the said described property, in trust,
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.

The Trustees, and their successors, are hereby conferred with
full power and authority to protect and conserve said property; to
sell, contract to sell, and grant options to purchase said property
and any rights, title or interest therein on any terms; to exchange
said property or any part thereof for any other real or personal
property upon any terms; to convey said property by deed or other
conveyance to any person or entity, with or without consideration;
to mortgage, pledge or otherwise encumber said property or any part
thereof; to lease, grant options to lease and renew, extend, amend
and otherwise modify leases on said property or any part thereof
from time to time, for any period of time, for any rental and upon
any other terms and conditions; to release, convey or assign any
other right, title or interest whatsoever, in, to or about said
property or any part thereof, and otherwise to manage and dispose
of the above property as Trustee under the provisions of Section
689.071, Florida Statutes (or any successor statute).

No party dealing with said Trustee in relation to said
property in any manner whatsoever, shall be (a) obliged to see to
the application of any purchase money, rent, or money borrowed or
otherwise advanced on said property, (b) obliged to see that the
terms of the trust have been complied with (c) obliged to inquire
into the authority, necessity or expedience of any act of said
Trust or Trustee, or (d) privileged to inquire into any of the
terms of the Trust Agreement. Every deed, mortgage, lease or other
instrument executed by the then current Trustee in relation to said
property shall be conclusive evidence in favor of every person
claiming any right, title or interest thereunder: (a) that at the
time of the delivery thereof the Trust was in full force and
effect, (b) that such instrument was executed in accordance with
the terms and conditions hereof and of the Trust Agreement and is
binding upon all beneficiaries thereunder, (c) that said Trustee
was duly authorized and empowered to execute and deliver such
instrument, and (d) that (upon filing an affidavit stating that
they are the current Trustee) any successor Trustee has been
properly appointed and is fully vested with all the title, estate,
rights, powers, duties and obligations of their predecessor in
trust.

The interest of every beneficiary under said Trust Agreement
and of all persons claiming under any of them shall be only in the
earnings, avails and proceeds arising from the rental, sale or
other disposition of said property. Such interest is hereby
declared to be personal property, and no beneficiary thereunder
shall have any right, title or interest, legal or equitable, in or
to said property, as such, but only an interest in the earnings,
avails and proceeds.

Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

This document was prepared with a property description furnished to the preparer, and without the benefit of a survey, or any title search. The parties, their heirs, successors, or assigns hereby agree to indemnify and hold harmless the preparer for any damages including reasonable attorney fees resulting from an inaccurate or improper legal description.

IN WITNESS WHEREOF, the said Grantors have executed this deed on the day and year first above written.

Signed, sealed and delivered in our presence:

Shana R. Teems Miller
Shana R. Teems Miller, Witness

DANA G. BRADY (SEAL)

Angela H. Cranford
Angela H. Cranford, Witness

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of April, 2013, by **DANA G. BRADY**, who is personally known to me and who did not take an oath.



Shana R. Teems Miller
Shana R. Teems Miller,
NOTARY PUBLIC, STATE OF FLORIDA