

This instrument prepared by and to be returned to:  
Judy Karniewicz, Esquire  
The Karniewicz Law Group  
3834 W Humphrey St.  
Tampa, FL 33614  
(813) 962-0747

Inst: 201812002417 Date: 02/06/2018 Time: 2:26PM  
Page 1 of 2 B: 1353 P: 61, P.DeWitt Cason, Clerk of Court Colu  
County, By: KV  
Deputy ClerkDoc Stamp-Deed: 0.70

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 30 day of Jan, 2018 by and between, **Robert E. McGraw, Jr., joined by his wife, Carole S. McGraw**, whose post office address is 339 SW Emerald Street, Lake City, Florida 32024, as Grantors, to **Robert E. McGraw, Jr. and Carole S. McGraw, as Trustees of the McGraw Living Trust dated October 15, 2007**, whose post office address is 339 SW Emerald Street, Lake City, Florida 32024, as Grantees.

**WITNESSETH:**

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed to Grantees, their successors and assigns forever, all of that certain real property in Columbia County, Florida, more particularly described as follows:

Lot No. 27, "EMERALD FOREST PHASE 2" a subdivision recorded in Plat Book 6, Page 77 of the public records of Columbia County, Florida.

Parcel ID: 11-4S-16-02919-127

The above-described property is the homestead of Grantors.

**TO HAVE AND TO HOLD**, the above-described real property, with the appurtenances, tenements, and hereditaments, unto Grantees, their successors and assigns, in fee simple and forever.

**SUBJECT TO** declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2018 and thereafter.

**AND** Grantors reserve the right to use, occupy and reside upon any real property placed in this Trust as their permanent residence during their lives. It is the intent of the provision to retain for the Grantor the requisite beneficial interest and possessory right in and to such real property to comply with Florida Statute 196.041(2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

**AND** Grantors do hereby specially warrant the title to said real property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantors.

This Special Warranty Deed was prepared without the benefit of a title search.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed under seal on the date aforesaid.

SIGNED, SEALED and DELIVERED  
in the presence of:

Paul L. Canner

Signature of Witness

Paul L. Canner

Printed Name of Witness

Leila E. Ashleman

Signature of Witness

Leila E. Ashleman

Printed Name of Witness

Paul L. Canner

Signature of Witness

Paul L. Canner

Printed Name of Witness

Leila E. Ashleman

Signature of Witness

Leila E. Ashleman

Printed Name of Witness

Robert E. McGraw, Jr.

Robert E. McGraw, Jr.

Carole S. McGraw

Carole S. McGraw

STATE OF FLORIDA  
COUNTY OF COLUMBIA

On this 30<sup>th</sup> day of JANUARY, 2018, before me the undersigned officer, personally appeared, Robert E. McGraw, Jr. and Carole S. McGraw, the Grantors, <sup>et al</sup> who are personally known to me to be the individuals described in, and who acknowledged and executed, the foregoing Special Warranty Deed. ~~to be the individuals described in~~ <sup>et al</sup> ~~and who acknowledged and executed, the foregoing Special Warranty Deed.~~ <sup>WHO PROVIDED FL DRIV LIC AS ID</sup>



LINDA J. HUBBELL  
MY COMMISSION # FF 118725  
EXPIRES: June 28, 2018

Linda J. Hubbell  
Notary Public (Signature)  
LINDA J. HUBBELL