

**PREPARED BY** R. Seth Mann, Esq.  
**AND RETURN TO:** R. Seth Mann P.A.  
38109 Pasco Avenue  
Dade City, FL 33525

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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1301 P: 22

**WARRANTY DEED**

**THIS WARRANTY DEED**, executed this 25<sup>th</sup> day of August, 2015, between

**GRANTOR:** WESLEY W. CALDWELL, JR., a/k/a WESLEY W. CALDWELL and NANCY L. HAMNER-CALDWELL, husband and wife, of Post Office Box 135, San Antonio, FL 33576, and

**GRANTEE:** WESLEY W. CALDWELL, JR. and NANCY L. HAMNER-CALDWELL, TRUSTEES of the CALDWELL TRUST DATED AUGUST 25, 2015, of Post Office Box 135, San Antonio, FL 33576.

**WHEREFORE**, the Grantors, in consideration of the sum of Ten Dollars (\$10.00), hereby conveys and confirms unto the Grantees all of the interest of the Grantors, in the following described property ('the Property') located in Columbia County, Florida further described as:

**Lots 170 and 171, Three Rivers Estates Unit No. 18, according to the map or plat thereof as recorded in Plat Book 6, Page 12, Public Records of Columbia County, Florida.**

**Parcel ID No.: 00-06-00-01145-000**

**THIS PARCEL IS NOT THE HOMESTEAD OF THE GRANTORS.**


together with all the tenements, hereditaments and appurtenances thereto, belonging or in any way appertaining, including the rights of the Grantors, if any, in and to any road or rights-of-way, adjacent or appurtenant to the Property, and together with all improvements, including, but not limited to all fixtures, plumbing, appliances, heating, ventilation and air conditioning equipment, all furniture and furnishings, and all personal property located on the Property, to have and to hold the same in fee simple forever.


Grantors covenant with Grantees that Grantors are indefeasibly seized of said land; that the Grantors have full right and power to convey the land in fee simple, except as described above; that said land is free from all encumbrances except as described above; that Grantors will make such further assurances to perfect the fee simple title to said land in the Grantees as may reasonably be required.

The Trustees and all successor Trustees shall have the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed. The powers of the Trustees and all Successor Trustees shall extend to any and all rights the Grantors possess in the above-described real property; any deed, mortgage, or other instrument executed by the Trustees shall convey all rights or interests of the Grantors including homestead; and the Trustees are appointed as the attorneys-in-fact for the Grantors to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantors.

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

  
R. Seth Mann, Witness


  
WESLEY W. CALDWELL, JR.  
a/k/a WESLEY W. CALDWELL  
GRANTOR

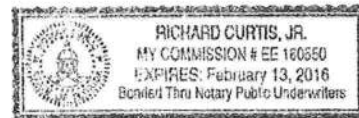
  
Richard Curtis, Jr., Witness

  
NANCY L. HAMNER-CALDWELL,  
GRANTOR

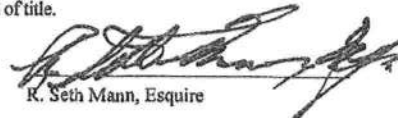
STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of AUGUST, 2015, by the Grantors, WESLEY W. CALDWELL, JR., a/k/a WESLEY W. CALDWELL and NANCY L. HAMNER-CALDWELL, who are each personally known to me or ☒ who each have produced FL Driver's Licenses as identification and who did not take an oath.

  
RICHARD CURTIS, JR.  
NOTARY PUBLIC - STATE OF FLORIDA



I hereby certify that I prepared this instrument from information given to me by the parties hereto. I have made no examination as to the marketability of the title and therefore assume no responsibility for the accuracy of description or condition of title.

  
R. Seth Mann, Esquire