

SPECIAL WARRANTY DEED

This document prepared by and to be returned to:

A. Leigh Cangelosi
Grunder & Petteway, P. A.
23349 NW CR 236, Suite 10
High Springs, Florida, 32643

Tax Parcel Number:
21-7S-16-04272-000

THIS INDENTURE made on this 13th day of June, 2019,

BETWEEN Christopher William Kohn, a married man, whose post office address is 2095 E. Deer Flat Rd., Kuna, Idaho, 83634, herein called Grantor, and

Harry C. Kohn, Trustee of the Kohn Family Trust U/T/A dated December 26, 2018, and any amendments thereto, whose post office address is 2211 E. Deer Flat Rd., Kuna, Idaho, 83634, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) 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, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the county(ies) of Columbia state of Florida, to wit:

Commence at the Southwest corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 21, Township 7 South, Range 16 East and run North along the West line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, 40 feet more or less to the North Right of way line of State Road S138 and to the Point of Beginning; and run thence North 210 feet, thence East 210 feet, thence South 210 feet to said right-of-way line, thence West 210 feet to the Point of Beginning.

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

Subject property is not the homestead of the Grantor.

The trustee(s) and all successor trustees are hereby granted the power to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

AND SAID GRANTOR covenants that the premises are free from all encumbrances made by grantor and grantor will warrant and defend the property herein conveyed

against the lawful claims and demands of all persons claiming by, through or under grantor.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Gregory Sliva
Witness 1: Print Name Gregory Sliva

Christopher W. Kohn
Christopher William Kohn

Morgan DiBernardo
Witness 2: Print Name Morgan DiBernardo

State of New York
County of Niagara

The foregoing instrument was acknowledged before me this 13th day of June, by Christopher William Kohn who

- () is personally known to me
() who has produced a valid _____ driver's license as identification
☒ who produced Military Identification as identification

[Signature]
Notary Public at Large, State of _____

(SEAL)
11738

Under authority of
10 U.S.C. 1044a

13 June 19
Michelle L. Kelly, MAJ, USAF
Deputy Staff Judge Advocate