

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2186630 3 PGS
2005 NOV 02 11:46 AM BK 3250 PG 1191
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#259205
Doc Stamp-Deed: 0.70

Prepared by and return to:

Ramona M. Chance
Attorney at Law
Ramona M. Chance
4703 NW 53rd Avenue Suite A-3
Gainesville, FL 32606
352-335-3189
File Number: 04-231



2186630

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Special Warranty Deed

This Special Warranty Deed made this 29 day of August ²⁰⁰⁵ ~~2004~~, between Michael M. Hanlon a/k/a Michael Hanlon, and Peggy F. Holman, Individually and as Co-Trustees of The Hanlon/Holman Family Trust dated March 18, 1992, whose post office address is 10001 NW 57th Place, Gainesville, FL 32653, grantor, and Peggy Fain Holman, an unmarried woman, whose post office address is 5419 NW 91st Boulevard, Gainesville, FL 32653, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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 Columbia County, Florida, to-wit:

Commence at the Southwest corner of the SE 1/4, Section 19, Township 6 South, Range 18 East, Columbia County, Florida and run thence N 87° 48' 42" E along the South line of said Section 19, 595.29 feet, thence N 1° 14' 43" W, 581.16 feet to the POINT OF BEGINNING, thence continue N 1° 14' 43" W, 692.80 feet, thence N 87° 48' 42" E, 1475.75 feet, thence S 2° 37' 02" E, 692.74 feet, thence S 87° 48' 42" W, 1492.34 feet to the POINT OF BEGINNING.

Also an easement for ingress and egress 30 feet in width being 15 feet each side of a line described as follows: Commence at the Southwest corner of the SE 1/4, Section 19, Township 6 South, Range 18 East, Columbia County, Florida and run thence N 1° 14' 43" W along the West line of said SE 1/4, 581.16 feet to the POINT OF BEGINNING, thence N 87° 48' 42" E, 595.29 Feet to the POINT OF TERMINATION.

Parcel Identification Number: 19-6S-18-10621-001

Subject to taxes for 2004 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors hereby warrant that they are the Co-trustees of that certain trust known as 'The Hanlon/Holman Family Trust dated March 18, 1992'. Said trust has not been modified. Said trust is in full force and effect and has not been revoked or terminated. The trust provides the trustee with the full power of sale. The subject transaction will not violate the trust. A trust affidavit with excerpts from the Trust Agreement is recorded herewith.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Inst:2006029488 Date:12/15/2006 Time:11:31

Doc Stamp-Deed : 0.00

D. F. DC, P. DeWitt Cason, Columbia County B:1104 P:2703

DoubleTimes

THIS INSTRUMENT PREPARED AT THE REQUEST AND UNDER THE DIRECTION OF THE GRANTEE, WITHOUT BENEFIT OF TITLE EXAMINATION.

Grantors join individually because the deed to the Trust, recorded in OR Book 757, Page 2136, of the Public Records of Columbia County, Florida, contained scrivener's errors in the legal description.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee 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 claiming by, through or under grantors.

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

Inst:2006029488 Date:12/15/2006 Time:11:31

Doc Stamp-Deed : 0.00

_____DC,P.Dewitt Cason,Columbia County B:1104 P:2704

INSTRUMENT # 2186630
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Signed, sealed and delivered in our presence:

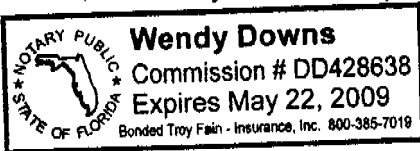
C. Gary Moody
Witness Name: C. Gary Moody

Wendy Downs
Witness Name: Wendy Downs

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 29 day of August 2005, by Michael M. Hanlon a/k/a Michael Hanlon, Individually and as Trustee, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Michael M. Hanlon
Michael M. Hanlon, Individually and as Trustee
a/k/a Michael Hanlon

Wendy Downs
Notary Public
Printed Name: _____
My Commission Expires: _____

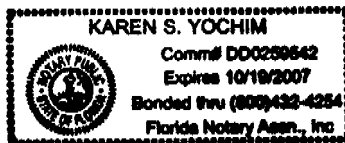
Sebastian Soluski
Witness Name: SEBASTIAN SOLUSKI

Bethany M. Green
Witness Name: Bethany M. Green

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 20th day of May 2005 by Peggy F. Holman, Individually and as Trustee, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Karen S. Yochim
Notary Public
Printed Name: _____
My Commission Expires: _____

Inst:2006029488 Date:12/15/2006 Time:11:31

Doc Stamp-Deed : 0.00

DC,P.Dewitt Cason,Columbia County B:1104 P:2705

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