

PREPARED BY & RETURN TO:

Name: Zachary Harmon

Address: 609 SE Chasteen Lane, Lake City, FL 32025

Parcel No.: R-03818-301

Inst: 202312013839 Date: 07/25/2023 Time: 2:42PM  
Page 1 of 2 B: 1495 P: 1199, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy Clerk Doc Stamp-Deed: 245.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the **25th** day of **July, 2023**, by **GAYLE WINDHAM MARTIN**, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE JOYCE MARIE WINDHAM REVOCABLE TRUST DATED NOVEMBER 21, 2016, hereinafter called the Grantor, to **ZACHARY HARMON**, whose post office address is 609 SE CHASTEEN LANE, LAKE CITY, FL 32025, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Baker, State of Florida, viz:

**SEE ATTACHED EXHIBIT "A"**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

*Signed, sealed and delivered in the presence of:*

Jenna A. Nettles  
Witness Signature  
Printed Name: Jenna A. Nettles

Jessica L. Nettles  
Witness Signature  
Printed Name: Jessica L. Nettles

Gayle Windham Martin  
Name: GAYLE WINDHAM MARTIN, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE JOYCE MARIE WINDHAM REVOCABLE TRUST DATED NOVEMBER 21, 2016  
Address: 1286 NW WHITE SPRINGS, FL 32096-0000

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of July, 2023, by GAYLE WINDHAM MARTIN, who is personally known to me or who has produced Driver's License as identification.



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

Jenna A. Nettles  
Signature of Notary  
Printed Name: Jenna A. Nettles  
My commission expires: 2-14-26

**EXHIBIT "A"**

**THE NORTH ½ OF THE FOLLOWING DESCRIBED LAND:**

**LOT 1:**

**COMMENCE AT THE NORTHEAST CORNER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 00°18'58" E, ALONG THE EAST LINE OF SAID SECTION 14 A DISTANCE OF 2643.80 FEET TO THE SOUTHEAST CORNER OF THE NE ¼ OF SAID SECTION 14; THENCE S 89°11'47" W ALONG THE SOUTH LINE OF THE SAID NE ¼ A DISTANCE OF 1477.47 FEET; THENCE S 08°47'31" W 671.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08°47'31" W 670.17 FEET; THENCE S 89°09'37" W 643.73 FEET TO THE EAST MAINTAINED RIGHT-OF-WAY LINE OF OLD WIRE ROAD; THENCE RUN NORTHEASTERLY ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE 667 FEET, MORE OR LESS TO THE CENTERLINE OF A 60 FOOT INGRESS/ EGRESS EASEMENT; THENCE N 89°11'47" E ALONG THE CENTERLINE OF SAID EASEMENT 667.79 FEET TO THE POINT OF BEGINNING.**

**SAID LANDS ALSO BEING DESCRIBED AS THE NORTH HALF OF LOT 1<sup>A</sup> OF DUDLEY ESTATES, AN UNRECORDED SUBDIVISION.**

**SUBJECT TO AN INGRESS/EGRESS EASEMENT ACROSS THE NORTH 30 FEET THEREOF**

PREPARED BY AND RETURN TO:  
GAYLE MARTIN  
1286 NW WHITE SPRINGS, FL 32096-0000

Inst: 202312013838 Date: 07/25/2023 Time: 2:42PM  
Page 1 of 4 B: 1495 P: 1195, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KII  
Deputy Clerk

**CERTIFICATION OF TRUST PURSUANT TO §736.1017, F.S.**  
**(Single Trustee)**

This Certification of Trust is made this 25th day of July, 2023 by the undersigned, pursuant to and in accordance with Section 736.1017, Florida Statutes; accordingly, said undersigned hereby certifies the following:

1. That certain Trust known as THE JOYCE MARIE WINDHAM REVOCABLE TRUST DATED NOVEMBER 21, 2016 (hereinafter the "Trust") was duly executed and created by JOYCE MARIE WINDHAM, Settlor, on NOVEMBER 21, 2016, and remains in full force and effect as of date hereof.
2. The undersigned, whose address is 1286 NW WHITE SPRINGS, FL 32096-0000, is the current duly authorized and acting Trustee of the Trust.
3. The Trust grants the undersigned full power and authority to acquire, sell, lease, encumber, manage and otherwise dispose of any and all trust property including, without limitation, the property described as follows:

**SEE ATTACHED EXHIBIT "A"**

4. The Trust authorizes the undersigned to execute any and all documents required in connection with any acquisition, sale, lease mortgage or other transfer including, without limitation, deeds, mortgages, certifications, affidavits, closing statements and other related documents.
5. The Trust is:

**(NOTE: Initial the applicable provision set forth below.)**

( ) initials

Trust is Revocable and the power to revoke is/was held by the above named Settlor.

() initials

Trust is Irrevocable.

6. That title to all property of the Trust including, without limitation, the above described property shall be titled as follows: " GAYLE WINDHAM MARTIN, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE JOYCE MARIE WINDHAM REVOCABLE TRUST DATED NOVEMBER 21, 2016 ."
7. If this Certification of Trust is being executed by the Successor Trustee of the Trust due to the death, resignation or incapacity of the prior Trustee, attached as Exhibit "A" hereto and made a part hereof are true and complete copies of the following:
  - (i) Pertinent pages of the Trust and amendments thereto, if any, which set forth:
    - (a) Name and date of the Trust;
    - (b) Name of the Settlor of the Trust;
    - (c) Name of the Original Trustee of the Trust;

**and**

    - (d) Provisions relating to appointment of the Successor Trustee;
  - (ii) The following documents, as applicable, with respect to the prior Trustee:
    - (a) Death Certificate;
    - (b) Letter or other document evidencing the resignation;

**or**

    - (c) Documents required by the Trust to establish the incapacity of prior Trustee. (Example: Letter by attending physician.)
8. The Trust has not been revoked, modified or amended in any manner that would cause any representation or certification contained herein to be untrue or incorrect in any manner.
9. The undersigned hereby acknowledges and agrees that this Certification of Trust is being made pursuant to and in accordance with Section 736.1017, Florida Statutes, with full understanding that it will be relied upon to establish the truth of the matters set forth herein as provided under said Section 736.1017, Florida Statutes.



FURTHER AFFIANT SAYETH NAUGHT.

Jessica L. Nettles  
WITNESS Jessica L. Nettles  
Jenna A. Nettles  
WITNESS Jenna A. Nettles

TRUSTEE:

Gayle Windham Martin  
GAYLE WINDHAM MARTIN

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this July 25<sup>th</sup>, 2023, by GAYLE WINDHAM MARTIN, who is personally known to me or who has produced (\_\_\_\_)

Driver's License (\_\_\_\_) Driver's License as identification.

NOTARY SEAL



JENNA A. NETTLES  
Notary Public  
State of Florida  
Comm# HH228720  
Expires 2/14/2026

Jenna A. Nettles  
Print Name: Jenna A. Nettles  
Notary Public

My Commission Expires:

2-14-26

EXHIBIT "A"

THE NORTH ½ OF THE FOLLOWING DESCRIBED LAND:

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SUBJECT TO AN INGRESS/EGRESS EASEMENT ACROSS THE NORTH 30 FEET THEREOF

FIRST RESTATEMENT AND AMENDMENT TO THE  
JOYCE MARIE WINDHAM REVOCABLE LIVING TRUST

Dated November 21, 2016

The undersigned, JOYCE MARIE WINDHAM, as Settlor and Initial Trustee of the JOYCE MARIE WINDHAM REVOCABLE LIVING TRUST dated November 21, 2016, hereby amends and restates the said Trust Agreement as follows:

1. Article IX is hereby stricken in its entirety, and replaced by the following:

"ARTICLE IX

Successor Trustee

Upon the death or incapacity or incompetence (as defined in Article II) of the Trustee, JOYCE MARIE WINDHAM, the Settlor's daughter, GAYLE MARTIN, and Settlor's son, JOHN G. WINDHAM, shall serve as Successor Co-Trustees. In the event that either of the said successor co-trustees fail or cease to serve, then in that event the survivor of them shall serve as sole Trustee.

Any Successor Trustee shall serve with all the powers, discretions and immunities herein granted to the initial Trustee, shall have no duty to investigate or inquire into the acts of a former Trustee, and shall have no liability for acts or omissions of a former Trustee."

IN WITNESS WHEREOF, the Trustee and Settlor have duly executed this First Restatement and Amendment to the JOYCE MARIE WINDHAM REVOCABLE LIVING TRUST consisting of two typewritten pages, including the signature pages, this 15<sup>th</sup> day of June, 2017.

Joyce Windham (SEAL)  
JOYCE MARIE WINDHAM, Settlor

Joyce Windham (SEAL)  
JOYCE MARIE WINDHAM, Trustee

The foregoing instrument was signed, sealed, and published and declared by JOYCE MARIE WINDHAM, Settlor, and JOYCE MARIE WINDHAM, as Trustee of the JOYCE MARIE WINDHAM REVOCABLE LIVING TRUST, in the presence of we, the undersigned, who at their request, in their presence, and in the presence of each other, have subscribed our names as witnesses, after the Settlor and Trustee have signed their names on this 15<sup>th</sup> day of June, 2017.

Al Martin of Lake City, Florida

Kathleen E. Hadd of Lake City, Florida

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I, JOYCE MARIE WINDHAM, as Settlor and as Trustee of the JOYCE MARIE WINDHAM REVOCABLE LIVING TRUST, declare to the officer taking the Settlor's acknowledgement of this instrument and to the subscribing witnesses that I signed this instrument.

Joyce Windham (SEAL)  
JOYCE MARIE WINDHAM, Settlor

Joyce Windham (SEAL)  
JOYCE MARIE WINDHAM, Trustee

JW (Settlor)

JW (Trustee)