

This instrument was prepared under the supervision of ROBERT A. PIERCE, Attorney at Law, of AUSLEY & McMULLEN, P.A., Post Office Box 391, Tallahassee, Florida 32302, who certifies ONLY that he prepared the same from information furnished to him and that the accuracy of the description and marketability of title are NOT guaranteed.

WHEN RECORDED, RETURN TO:

Robert A. Pierce  
AUSLEY & McMULLEN, P.A.  
Post Office Box 391  
Tallahassee, Florida 32302

## FEE SIMPLE DEED

THIS DEED, made this 26th day of July, 2016, by and between **DEBORAH B. SHAPIRO**, a single woman, whose mailing address is 1400 Village Square Boulevard, No. 3-259, Tallahassee, FL 32312 (hereinafter called Grantor), and **DEBORAH B. SHAPIRO as Trustee of the DEBORAH B. SHAPIRO REVOCABLE TRUST dated September 26, 2007**, the mailing address of which is 1400 Village Square Boulevard, No. 3-259, Tallahassee, FL 32312 (hereinafter called Grantee).

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described real property located in Wakulla County, Florida, to wit:

Tract B

Commence at the Northeast corner of Section 3, Township 6 South, Range 2 West, Wakulla County, Florida, and thence run South 00 degrees 32 minutes 00 seconds West along the Section line 3369.80 feet to the Southerly right-of-way boundary of State Road No. S-372, thence run North 84 degrees 01 minutes 05 seconds West along said right-of-way boundary 334.20 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 84 degrees 01 minutes 05 seconds West along said right-of-way boundary 150.75 feet, thence run South 04 degrees 01 minutes 38 seconds East 422.68 feet, thence run South 11 degrees 12 minutes 50 seconds East 418.66 feet to the approximate mean high water line of Ochlocknee Bay, thence run North 58 degrees 44 minutes 44 seconds East along said mean high water line 101.18 feet, thence run North 11 degrees 21 minutes 48 seconds West 354.86 feet to a concrete monument, thence run North 71 degrees 48 minutes 12 seconds East 31.99 feet to the Westerly right-of-way boundary of a 30.00 foot easement, thence run North 01 degrees 08 minutes 55 seconds West along said right-of-way boundary 406.28 feet to the POINT OF BEGINNING.

Subject to a 15.00 foot ingress and egress easement over and across a portion of the Easterly part thereof.

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

SUBJECT TO easements, zoning, restrictions, dedications, limitations, restrictive covenants and other matters of record, if any, which specifically are not reimposed or extended hereby, and to taxes and assessments for the year 2016 and subsequent years. Grantor makes no warranties of title, fitness or merchantability, express or implied, by execution and delivery of this Fee Simple Deed, and all such warranties are hereby excluded.

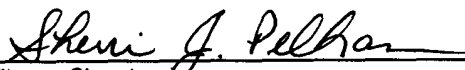
**The foregoing real property does not constitute the constitutional homestead of the Grantor under the laws of the State of Florida.**

The Trustee named as Grantee under this deed (including any successor Trustee) is vested with and shall have power and authority to protect, conserve and sell, or to lease, or to encumber, or otherwise manage and dispose of the real property conveyed hereby; and in no case shall any party dealing with the Trustee named as the Grantee in this deed (or any successor trustee) in relation to the real property hereby conveyed, be obliged to see to the application of purchase money or money borrowed on the property, or be obligated to see or inquire that the terms of the trust have been complied with, or be obliged or privileged to inquire into the terms of the trust agreement, and every deed, trust deed mortgage, lease or other instrument executed by the Trustee (or its successor trustee) in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under any such instrument that (a) at the time of the execution and delivery of such instrument the trust was in full force and effect, (b) such instrument was executed in accordance with the terms and conditions of said trust, and (c) the Trustee is authorized and empowered to execute and deliver every such instrument without the joinder or consent of any other party or person

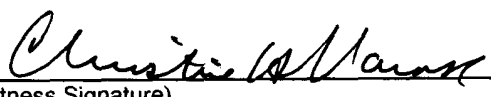
TO HAVE AND TO HOLD the same in fee simple.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

Signed, sealed and delivered  
in the presence of:

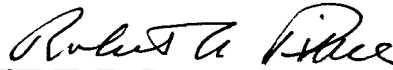
  
(Witness Signature)  
SHERRI J. PELHAM  
(Printed Name)

  
DEBBIE SHAPIRO, Grantor

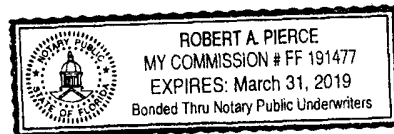
  
(Witness Signature)  
CHRISTINE A. VAUSE  
(Printed Name)

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 26th day of July, 2016, by Debbie Shapiro, who [☒] is personally known to me; [☐] has produced a current Florida driver's license; or [☐] has produced \_\_\_\_\_ as identification.



Signature of Notary Public  
Notary Stamp/Seal:



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