

This Instrument Prepared by and Return to:  
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.  
3004 Crawfordville Highway  
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers:  
03-6S-02W-299-03805-A04

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 5<sup>th</sup> day of December, 2016 by FARMERS & MERCHANTS BANK, a Banking Corporation, having its principal place of business at 3320 THOMASVILLE ROAD, TALLAHASSEE, FL 32308, herein called the grantor, to DANIEL R. McFEE and COLLEEN L. McFEE, HUSBAND AND WIFE, whose post office address is: 134 1/2 AVALON DRIVE, ORMOND BEACH, FL 32176, hereinafter called the Grantees:  
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida,  
viz:

Lot 4, Block "A", River Walk Estates, according to the map or plat thereof as recorded in Plat Book 4, Page(s) 4, Public Records of Wakulla County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2017 and thereafter.

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 grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

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:

Brent Chumbler  
Witness #1 Signature

BRENT Chumbler  
Witness #1 Printed Name

Caroline C. Sutton  
Witness #2 Signature

Caroline C. Sutton  
Witness #2 Printed Name

FARMERS & MERCHANTS BANK, a Banking Corporation

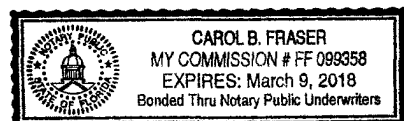
Drew Whitaker Jr., SVP  
DREW WHITAKER JR, Senior Vice President  
3320 THOMASVILLE ROAD, TALLAHASSEE, FL 32308

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December, 2016, by DREW WHITAKER JR, Senior Vice President of FARMERS & MERCHANTS BANK, a Banking Corporation on behalf of the corporation. He/she is personally known to me or has produced N/A as identification.

SEAL



My Commission Expires:

Carol B. Fraser  
Notary Signature

Carol B. Fraser  
Printed Notary Signature

Our File No.: 22416