

Prepared by:  
Robert A. "Trey" Goodwin III, Esq.  
2113 Lewis Turner Blvd. Suite 100  
Ft. Walton Bch., FL 32547  
(850) 710-1980

Parcel I.D: 01-5S-04W-000-00283-000

### WARRANTY DEED

This indenture, made this 28th day of March, 2017<sup>SB</sup> A.D., between **Harley Brown & Pansy R. Brown**, husband and wife, of the County of Wakulla in the State of Florida, party of the first part, and **Harley & Pansy R. Brown, husband and wife, as Trustees of the H & P Brown Intervivos Revocable Trust**, of the County of Wakulla, in the State of Florida, party of the second part, witnesseth: That the said party of the first part, for and in consideration of the sum of \_\_\_\_\_ dollars, to her or him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, her or his heirs and assigns forever, the following described land and improvements thereon, to wit: **SEE ATTACHED EXHIBIT A.** And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Said land constitutes the homestead property of the party of the first part and shall remain the homestead property of the party of the first as is provided in the trust agreement of the H & P Brown Intervivos Revocable Trust.

IN WITNESS WHEREOF, said party of the first part has signed and sealed these presents the day and year first warren above.

Signed, sealed, and delivered in the presence of:

Party of the first part:

[Signature]  
Signature  
Shelby Boykin  
Printed Name

[Signature]  
Harley Brown

[Signature]  
Signature  
Shelby Boykin  
Printed Name

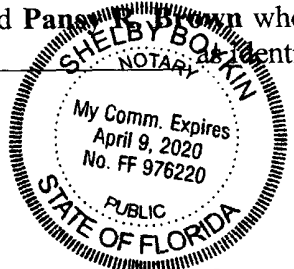
[Signature]  
Pansy R. Brown

[Signature]  
Signature  
Shelby Boykin  
Printed Name

[Signature]  
Signature  
Shelby Boykin  
Printed Name

STATE OF FLORIDA  
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me this 28th day of March, 2017<sup>SB</sup> by **Harley Brown and Pansy R. Brown** who are \_\_\_\_\_ personally known to me or who produced \_\_\_\_\_ identification.



[Signature]  
(Signature of Notary Public - State of Florida)  
(Print, Type, or Stamp Commissioned Name of Notary Public)

The preparer of the instrument hereby renders no opinion or warranty as to title or legal description.

**EXHIBIT A**

(to Warranty Deed)

Legal Description:

That certain two (2) acres of land conveyed to D.W. McKenzie by Tom Harrell, et ux. by deed recorded on Page 131 of Deed Book 32 of the Public Records of Wakulla County, Florida, said land lying in the Southeast corner of the Southwest Quarter of Section One (1), Township (five) 5 South, Range Four (4) West and generally known as the Dave Anderson place.

Being more recently described by Edwin Brown and Associates, Inc. Job #97-112 dated April 1, 1997 as follows:

Commence at the Southwest corner of Section 1, Township 5 South, Range 4 West, Wakulla County, Florida, and thence run North 89 degrees 37 minutes 00 seconds East 651.61 feet, thence run North 89 degrees 42 minutes 50 seconds East 1721.52 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 00 degrees 17 minutes 32 seconds East 430.52 feet to an angle iron, thence run North 89 degrees 42 minutes 50 seconds East 218.47 feet, thence run South 00 degrees 17 minutes 30 seconds West 430.52 feet to a concrete monument, thence run south 89 degrees 42 minutes 50 seconds West 218.47 feet to the POINT OF BEGINNING containing 2.16 acres more or less.

**The preparer of the instrument hereby renders no opinion or warranty as to title or legal description.**