

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: Smith, Thompson & Shaw
Fourth Floor, 3520 Thomasville Rd.
Tallahassee, Fl. 32309
20182844LAW

Parcel I.D. #: 02-6S-02W-033-03621-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 27th day of September, A.D. 2018, by **MARIE E. COWART AS TRUSTEE OF THE MARIE E. COWART TRUST, U/T/A DECEMBER 11, 2007, AS AMENDED AND RESTATED ON MARCH 23, 2010**, having its principal place of business at **4190 DIPLOMACY CIRCLE, TALLAHASSEE, FL 32308**, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Florida statute section 689.073(1), hereinafter called the grantor, to **PHILIP E. STREET and MARY R. STREET, HUSBAND AND WIFE**, whose post office address is **1837 EASTON FOREST DRIVE, TALLAHASSEE, FL 32317**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Wakulla County, State of Florida**, viz:

Lot 4 of TARPON SHORES - UNIT NO. 1, according to the Plat thereof as recorded in Plat Book 1, Page(s) 45, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2018 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
James Thompson
Printed Name
Witness Signature
Susan McQuary
Printed Name

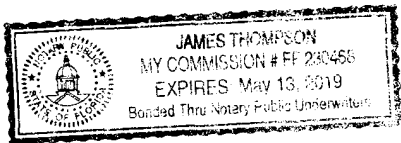
MARIE E. COWART AS TRUSTEE OF THE MARIE E. COWART TRUST, U/T/A DECEMBER 11, 2007, AS AMENDED AND RESTATED ON MARCH 23, 2010
By: Marie E. Cowart
Name: **MARIE E. COWART, AS TRUSTEE**
Address:
4190 DIPLOMACY CIRCLE, TALLAHASSEE, FL 32308

State of Florida
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **MARIE E COWART** known to me to be the **TRUSTEE** of **THE MARIE E. COWART TRUST, U/T/A December 11, 2007, as Amended and Restated on March 23, 2010, the corporation in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: PERSONALLY KNOWN as identification and that an oath was not taken.** *FL DL*

Witness my hand and official seal in the County and State last aforesaid this 27th day of September, A.D. 2018.

Notary Public Rubber Stamp Seal



[Handwritten Signature]
Notary Signature
James Thompson
Printed Notary Signature

Unofficial Copy