

10.00  
8.50  
6.50  
3.50  
3.70  
20.70

Prepared by and return to:  
J. Mark Fisher, Esq., 181 Eglin Pkwy, NE  
Ft. Walton Beach, FL 32548  
(850) 244-8989 or Toll Free 1-800-977-9733

Property Appraiser's Parcel  
Identification No.: 29-2S-01E-000-04923-011  
128 Centerline Cir

**WARRANTY DEED**

This Warranty Deed, executed October 22, 2019, between **WILLIAM R. PEACOCK** (a/k/a **WILLIAM RUSSELL PEACOCK**), a married man, of the County of Okaloosa, State of Florida, (GRANTOR), whose post office address is 76 Laurie Drive, Fort Walton Beach, FL 32548 and **BETTE JAPE PEACOCK and WILLIAM R. PEACOCK**, CO-TRUSTEES, or their successors in Trust under **THE BETTE JAPE PEACOCK TRUST DATED APRIL 22, 2015**, and any amendments thereto, (GRANTEE), of the State of Florida, County of Okaloosa, whose post office address is 76 Laurie Drive, Fort Walton Beach, FL 32548.

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said GRANTOR in hand paid by said GRANTEE, the receipt of which is hereby acknowledged, has granted, conveyed, bargained and sold to said GRANTEE and GRANTEE'S successors, and assigns forever the following described land situate in **Wakulla** County, Florida, to wit:

**SEE ATTACHED EXHIBIT "A"**

and said GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and TRUSTEE shall be construed as singular or plural as the context requires.

GRANTOR represents and warrants that the property herein does not constitute the homestead, domicile or principal residence of the GRANTOR.

This property is being transferred without consideration as a result of GRANTOR'S estate planning decisions, into GRANTOR'S Living Revocable Trust. An examination was not made of the title before transfer.

**BETTE JAPE PEACOCK and WILLIAM R. PEACOCK**, as CO-TRUSTEES, shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

**BETTE JAPE PEACOCK and WILLIAM R. PEACOCK** shall act as Co-Trustees. If **BETTE JAPE PEACOCK** resigns or is unable to continue to act as Trustee, **WILLIAM R. PEACOCK** shall continue as sole Successor Trustee. If **WILLIAM R. PEACOCK** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **TAYLOR C. PEACOCK**. If **TAYLOR C. PEACOCK** cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be **JULIA P. PEACOCK**.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights

or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the Agent for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by the TRUSTOR sworn to and acknowledged before a notary public; this right being reserved to TRUSTOR, **BETTE JAPE PEACOCK**.

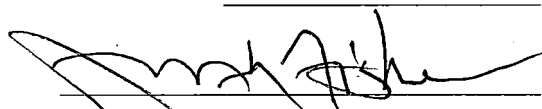
This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the current year and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agree to pay.

EXECUTED October 22, 2019.

Signed, sealed, and delivered  
in the presence of:

  
Print Name Judy Spafford

  
WILLIAM R. PEACOCK

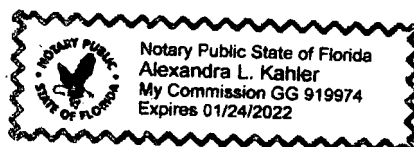
  
Print Name J. Mark Fisher

STATE OF FLORIDA  
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this October 22, 2019, by **WILLIAM R. PEACOCK**, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

  
Notary Public

Notary Seal and commission  
expiration stamp:



## EXHIBIT "A"

An undivided one-half (1/2) interest in the following:

COMMENCE AT A CONCRETE MONUMENT (SET), AT A FENCE CORNER KNOWN AS MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA, SAID CORNER MARKING THE NORTHWEST CORNER OF LANDS OWNED BY BERT THOMAS AND MARKING THE NORTHEAST CORNER OF LANDS OWNED BY STEVE REVEL, THENCE RUN SOUTH 03 DEGREES 20 MINUTES 35 SECONDS WEST (BEARING BASE, ASSUMED) ALONG AN OLD FENCE DIVIDING SAID LANDS 348.81 FEET TO AN IRON PIPE (FOUND), THENCE RUN SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST 342.00 FEET TO A CONCRETE MONUMENT (SET), FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 00 DEGREES 01 MINUTES 09 SECONDS WEST 398.00 FEET TO A CONCRETE MONUMENT (SET), THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST 333.23 FEET TO A CONCRETE MONUMENT (SET), ON THE EASTERLY RIGHT OF WAY BOUNDARY OF A 50 FOOT WIDE COUNTY ROAD, THENCE RUN NORTH 00 DEGREES 01 MINUTES 09 SECONDS EAST ALONG SAID RIGHT OF WAY 398.00 FEET TO AN IRON PIPE (FOUND), THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS EAST 333.23 FEET TO THE POINT OF BEGINNING.

NOTE: THE PREPARER OF THIS DEED REPRESENTS THAT: THIS DEED HAS BEEN PREPARED AT THE EXPRESS DIRECTION AND REQUEST OF THE ABOVE GRANTOR(S) AND/OR GRANTEE(S) SOLELY FROM LEGAL DESCRIPTION(S) PROVIDED TO THE PREPARER BY THE SAID GRANTOR(S) AND/OR GRANTEE(S); THAT NO TITLE SEARCH, SURVEY, OR INSPECTION OF THE ABOVE PROPERTY HAS BEEN PERFORMED BY THE PREPARER, NOR HAS THE PREPARER BEEN PROVIDED SUCH DOCUMENTS, THAT THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY HAS NOT BEEN EXAMINED BY THE PREPARER; THAT THE PREPARER MAKES ABSOLUTELY NO REPRESENTATIONS, WARRANTIES, OR GUARANTEES WHATSOEVER AS TO THE STATUS OF THE TITLE OR THE OWNERSHIP OF THE REAL PROPERTY DESCRIBED ABOVE; THAT THIS CONVEYANCE IS SUBJECT TO, AND MAY BE AFFECTED BY, ANY AND ALL RESERVATIONS, LIENS, RESTRICTIONS, AND OTHER ENCUMBRANCES OF RECORD, AND BY ANY UNPAID AD VALOREM REAL PROPERTY TAXES, PAST OR PRESENT; AND THAT THESE MATTERS HAVE BEEN EXPLAINED TO, AND UNDERSTOOD BY, THE ABOVE SAID GRANTOR(S) AND/OR GRANTEE(S).