

Return to and prepared by:
John H. Owens
1957 Curtis Mill Rd
Sopchoppy, FL 32358

Warranty Deed

THIS Warranty DEED executed the 29th day of **September**, between Janice B. Miller, whose address is 7744 Bass Ridge Trail, Tallahassee, Florida 32312, Rowland W. Brown, whose address is 1378 Conservancy Dr E, Tallahassee, Florida 321312, Michael V. Owens, whose address is P.O. Box 1515, Nome, Alaska 99762, Linda Davis Sebbana, whose address is 12663 Birchwood Pike, Harrison, Tennessee 37312, William (Bill) Davis, whose address is 165 Fern Brook Lane, Blairsville, Georgia 30512, Charles Piatt, whose address is 6012 North Orange Blossom Ave, Tampa, Florida 33604, and David Piatt, whose address is 4520 Edgewater Dr, Orlando, Florida 32804, parties of the first part, and **John H. Owens**, a married man, whose address is 1957 Curtis Mill Road, Sopchoppy, Florida 32358, party of the second part, **WITNESSETH**: That the said party of the first part for in consideration of the sum of Ten dollars and other valuable considerations, to him in hand paid by the said party of the second part, the receipt wherefore is hereby acknowledged, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land to wit:

Exhibit A

Parcel I.D. #03-6S-02W-035-03743-000

Lot 20, Block E, Surf Subdivision, according to the map, or plat thereof as recorded under Plat Book 52, Page 347 of the Public Records of Wakulla County, Florida

Exhibit B

Parcel I.D. #0S-6S-02W-035-03738-000


Lot 15, Block D, Surf Subdivision, according to the map, or plat thereof as recorded under Plat Book 42, Page 347 of the Public Records of Wakulla County, Florida

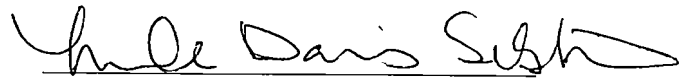
This instrument has been prepared without the benefit of a title search and no title insurance is being issued to any party. Preparer is making no representations or warranties whatsoever regarding title or marketability of the property. Parties agree to hold harmless and indemnify preparer regarding any liability arising from this conveyance as it affects the parties involved in this conveyance or anyone claiming title under the parties to this conveyance.

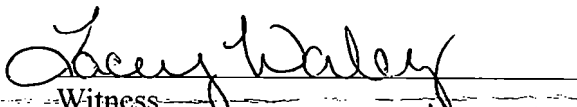
Subject to taxes for the tax year 2020 and subsequent years, restrictions, reservations, covenants, and easements of record which specifically are not reimposed or extended herby.

TOGETHER, with any title, interest, or claim which the party of the first part may have in the above described property. Said party of the first part warrants that neither they, nor anyone claiming under them, has encumbered the property, and that they will defend the title against all defects arising under and through them, but as to no others.

SIGNED IN THE PRESENCE OF:


Witness
Printed Name Cynthia F. Mathis


Linda Davis Sebbana
12663 Birchwood Pike
Harrison, Tennessee 37312


Witness
Printed Name Lacey Worley

Unofficial Copy

Amende Harrison
Witness
Printed Name Amende Harrison

William B. Davis
William (Bill) Davis
165 Fern Brook Lane
Blairsville, Georgia 30512, by
Betty C. Turner, his Attorney-In-Fact
Betty Turner, P.A.

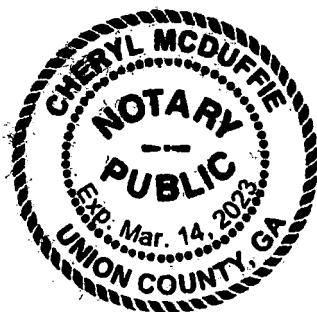
Lauren Tatum
Witness
Printed Name Lauren Tatum

STATE OF GEORGIA
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 19 day of
September, 2020, by Betty C. Turner, as Attorney-In-Fact for William B.

Davis, Sr, who ___ is personally know to me or X has produced Ga. Drivers License as
identification.

[seal]



Cheryl McDuffie
NOTARY PUBLIC
Cheryl McDuffie
PRINT NAME

RECORDED ELECTRONICALLY

INST. # : 358375

COUNTY: WAKULLA

DATE: 4/18/18

TIME: 11:06 AM

BOOK: 1070

PAGE: 161

Williams, Gautier, Gwynn, DeLoach & Kiker, P.A.

THIS INSTRUMENT PREPARED BY

AND RETURNED TO:

RUSSELL D. GAUTIER, ESQUIRE

P. O. BOX 4128

TALLAHASSEE, FLORIDA 32315-4128

DURABLE POWER OF ATTORNEY AFFIDAVIT AND INDEMNITY AGREEMENT

BEFORE ME, the undersigned authority, personally appeared, **Betty C. Turner** ("Affiant"), who swears or affirms that:

1. Affiant is the attorney-in-fact named in the Durable Power of Attorney (the "Durable Power of Attorney") executed by William B. Davis, Sr. (the "Principal") on February 19, 2010. A true and correct copy of the Durable Power of Attorney is attached hereto.

2. The Principal is domiciled in the State of Georgia.

3. The Durable Power of Attorney is currently exercisable by Affiant. Affiant, as the attorney in fact named in the Durable Power of Attorney has the full right and authority pursuant to the terms of the Durable Power of Attorney to execute documents in the name, and on behalf, of the Principal.

4. To the best of Affiant's knowledge after diligent search and inquiry:

- a. The Principal is not deceased, has not been adjudicated incapacitated, and has not revoked, terminated, or suspended the Durable Power of Attorney; and
- b. There has been no revocation, termination or suspension of the Durable Power of Attorney or authority granted thereunder by the occurrence of an event referenced in the Durable Power of Attorney; and
- c. No proceeding to determine the incapacity of or to appoint a guardian for the Principal has been initiated and no such proceeding is pending.

5. Affiant agrees not to exercise any powers granted by the Durable Power of Attorney if Affiant attains knowledge that the Durable Power of Attorney has been revoked, partially or completely terminated, suspended, or is no longer valid because of the death or adjudication of incapacity of the Principal.

6. Any reference in this Affidavit to a revocation, termination or suspension of the Durable Power of Attorney, or any authority thereunder, shall mean and include a partial or complete revocation, termination or suspension.

7. Affiant agrees to individually indemnify and hold Williams, Gautier, Gwynn, DeLoach & Kiker, P.A., and Old Republic National Title Insurance Company ("Third Party") harmless for any and all liability, loss and damage incurred by Third Party as a result of Third Party's reliance upon this Affidavit and Agreement or as a result of Affiant's failure to comply with this Affidavit and Agreement, including, but not limited to, reasonable attorney's fees and court costs, including attorney's fees and costs on any appeal.

Betty C. Turner

Betty C. Turner

62 Snowberry Lane.

Blairsville, GA 39512

STATE OF GEORGIA
COUNTY OF UNION

Sworn to and subscribed before me this 17 day of April, 2018, by Betty C. Turner,
who

☒ is personally known to me or

☐ has produced _____ as identification.

Barbara Holbrooks

Notary Public

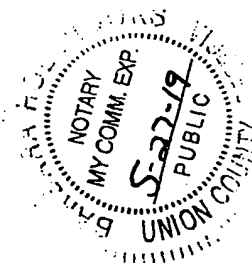
Barbara Holbrooks

Print or Type Name

NOTARY PUBLIC

My Commission Expires: 5-27-19

(NOTARIAL SEAL)



DURABLE POWER OF ATTORNEYTowns County, Georgia
Clerk's Office Superior CourtFile for Record 2-22-
20 10, at 9:45 AM
Recorded 2-22 20 10
In Book No. 470 Page 54
Cecil Dye, Clerk 56STATE OF GEORGIA
COUNTY OF TOWNS

BY THIS DURABLE POWER OF ATTORNEY, I, WILLIAM B. DAVIS, SR., of Towns County, Georgia, appoint as my attorney in fact, to manage my affairs, my mother, BETTY C. TURNER.

This DURABLE POWER OF ATTORNEY shall not be affected by any physical or mental disability that I may suffer except as provided by statute, and shall be exercisable from this date. All acts done by my attorney, pursuant to this power; shall bind me, my heirs, devisees, and personal representatives. This DURABLE POWER OF ATTORNEY is non-delegable.

All of my property and interests in property are subject to this DURABLE POWER OF ATTORNEY.

Without limiting the broad powers conferred by the preceding provisions, I authorize my attorney in fact to:

1. Collect all sums of money and other property that may be payable or belonging to me, and to execute receipts, releases, cancellations, or discharges.
2. Settle any account in which I have any interest and to pay or receive the balance of that account as the case may require.
3. Enter any safe deposit box or other place of safekeeping standing in my name alone or jointly with another and to remove the contents and to make additions, substitutions, and replacements.
4. Borrow money on such terms and with such security as my attorney may think fit, and to execute all notes, mortgages, and other instruments that my attorney finds necessary or desirable.
5. Draw, accept, endorse, or otherwise deal with any checks or other commercial or mercantile instruments, specifically including the right to make withdrawals from any savings accounts or building and loan deposits
6. Redeem bonds issued by the United States Government or any of its agencies and other bonds, and any certificates of deposit or other similar assets belonging to me.
7. Sell bonds, shares of stock, warrants, debentures, or other assets belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them.
8. Invest the proceeds of any redemption or sales and any other of my money, in bonds, shares of stock, and other securities as my attorney shall think fit.
9. Vote at all meetings of stockholders of any company and otherwise act as my attorney or proxy in respect to my shares of stock or other securities or investments that now or hereafter belong to me, and appoint substitutes or proxies with respect to any of them.

This is a true & correct copy
made from the original
this 22 day of Feb
20 10.

Cecil Dye, Clerk
Clerk Superior Court

10. Execute on my behalf any tax return and act for me in any examination, audit, hearing, conference, or litigation relating to taxes, including authority to file and prosecute refund claims, and enter into any settlement.
11. Prosecute, defend, and settle all actions or other legal proceedings touching my estate or any part of it, or touching any matter in which I may be concerned in any way.
12. Purchase bonds issued by the United States that can be applied at face of maturity value on account of estate tax liabilities, commonly known as "flower bonds".
13. Make gifts of any real or personal property as my attorney shall see fit.
14. Execute, sign, endorse, acknowledge convey, sell, and deliver deeds, leases, assignments, transfers, covenants, agreements, hypothecations, mortgages, deeds of trust, reconveyances, releases and satisfactions of mortgages, judgments, and other debts, and such other instruments in writing of whatever kind and nature as my attorney in fact may deem necessary and proper.
15. Execute on my behalf, including absolute authority to make decisions on my behalf, respecting all documents and matters relating to my father's probate estate styled as "The Estate of BENJAMIN WILLIS DAVIS", deceased, in the Circuit Court of the Second Judicial Circuit, in and for Leon County, Florida.
16. Do anything regarding my estate, property, and affairs that I could do myself including but not limited to the following account: Bank of Hiawassee, Account No. 10248055.
17. To be designated as payee on social security benefits and all other benefits, including, but not limited to Medicare and Medicaid, and to execute and enter into any trust agreement, including, but not limited to, Medicare or Medicaid related trusts.

The powers conferred upon my attorney in fact extend to all of my right, title, and interest in property in which I may have an interest jointly or with any other person, whether in an estate by the entirety, joint tenancy, or tenancy in common.

This instrument is executed by me in the State of Georgia, but it is my intention that this DURABLE POWER OF ATTORNEY shall be exercisable in any other state or jurisdiction where I may have any property or interest in property.

I hereby confirm all acts of my attorney in fact pursuant to this power.

Any act that is done under this power between the revocation of this instrument and notice of that revocation to my attorney shall be valid unless the person claiming the benefit of the act had notice of that revocation.

IN WITNESS WHEREOF, I have set my hand and seal on the 19TH day of
FEB., 2010.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:

[Signature]
 WITNESS
 Print Name: Ken Nicholson

Will. B. Davis
 WILLIAM B. DAVIS, SR.
 DECLARENT

[Signature]
 WITNESS
 Print Name: HENRY EDWARD TURNER

STATE OF GEORGIA

COUNTY OF TOWNS

BEFORE ME, this day, personally appeared WILLIAM B. DAVIS, SR., who, after being first duly sworn, says that he is the Donor in this action and he has read the foregoing DURABLE POWER OF ATTORNEY, and its statements and contents are true to the best of his knowledge and belief.

SWORN to before me on this 19TH day of FEB., 2010.

[Signature]
 NOTARY PUBLIC

(SEAL)

My Commission Expires: 04/20/13

Print Name: SCOTT FARIST



Luis Espel
Witness
Printed Name Luis Espel

Charles Piatt
Charles Piatt
6012 North Orange Blossom Ave
Tampa, Florida 33604

Neal Beagle
Witness
Printed Name Neal Beagle

Unofficial Copy

SIGNED IN THE PRESENCE OF:

Robin A. Berrie

Witness

Printed Name Robin A. Berrie

David M Piatt

David Piatt

4520 Edgewater Drive

Orlando, Florida 32804

CRodas

Witness

Printed Name claudia Rodas

Unofficial Copy

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

[Signature]
Witness

Printed Name John-Adrian Wyman

Michael V Owens

Michael V. Owens

P. O. Box 1515

Nome, Alaska 99762, as Personal

Representative of Syble D. Owens

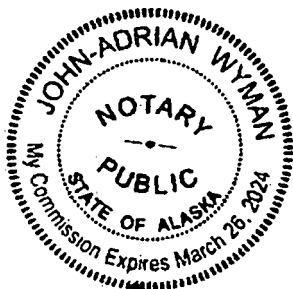
[Signature]
Witness

Printed Name Wallace Johnson

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 21 day of
September, 2020, by Michael V. Owens, is personally know to me ✓ or has produced
Drivers License as identification.

[seal]

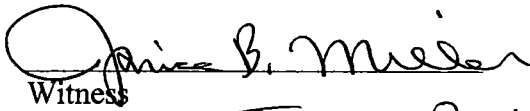


[Signature]
NOTARY PUBLIC

John-Adrian Wyman

PRINT NAME

SIGNED IN THE PRESENCE OF:


Witness

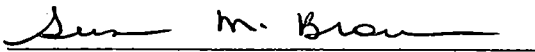
Printed Name Janice B. Miller



Rowland W. Brown

1378 Conservancy Drive E

Tallahassee, Florida 32312



Witness

Printed Name Susan M. Brown

Unofficial Copy

SIGNED IN THE PRESENCE OF:

Susan M. Brown

Witness

Printed Name Susan M. Brown

Janice B. Miller

Janice B. Miller

7744 Bass Ridge Trail

Tallahassee, Florida 32312

Rowland Brown

Witness

Printed Name ROWLAND BROWN

Unofficial Copy