

PREPARED BY:
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EPPG Law of St Johns, PLLC
200 Malaga Street, Suite 1
St. Augustine, FL 32084

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 2021, between SUZANNE STRAUSS, a married woman, joined by her husband, ROBERT R. STRAUSS, conveying homestead property, whose mailing address is: 175 Beaty Taff Drive, Crawfordville, FL 32327, hereinafter called GRANTORS, and SUZANNE STRAUSS and ROBERT R. STRAUSS, as Trustees of the Strauss Family Revocable Trust dated January 30, 2016, hereinafter called GRANTEES, and whose mailing address is 175 Beaty Taff Drive, Crawfordville, FL 32327.

THE GRANTORS, in the consideration of the sum of LOVE and AFFECTION and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained and sold to said GRANTEES and GRANTEE'S successors, and assigns forever the following described land situate in Wakulla County, Florida, to wit:

A part of Lot 26, Block "C" of Shell Point Beach Subdivision, Unit V, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 47 of the Public Records of Wakulla County, Florida and being more particularly described as follows:

Commence at the Northeast corner of Lot 28, Block "C" of Shell Point Beach Subdivision, Unit V, a subdivision as per map or plat thereof recorded On Plat Book 2, Page 47 of the Public Records of Wakulla County, Florida and thence run South 66 degrees 58 minutes 34 seconds West along the Northerly boundary of said Block "C" 138.39 feet, thence run South 23 degrees 32 minutes 26 seconds East 123.80 feet, more or less to the approximate mean highwater line of Apalachee Bay for the POINT OF BEGINNING. from said POINT OF BEGINNING thence run North 23 degrees 32 minutes 26 seconds West 123.80 feet, more or less, to the Northerly boundary of said Block "C", thence run South 66 degrees 58 minutes 34 seconds West along the Northerly boundary of said Block "C" and along these Southerly right-of-way boundary of Beaty Taff Drive 14.00 feet, thence run South 23 degrees 32 minutes 26 seconds East 125.75 feet, more or less, to the approximate mean highwater line of Apalachee Bay, thence run Northeasterly along said approximate mean highwater line 14.12 feet, more or less, to the POINT OF BEGINNING containing 0.040 of an

acre, more or less. Situate, lying and being in Lot 121 of the Hartsfield Survey of Lands in Wakulla County, Florida.

Subject to a utility easement over and across the Northerly portion thereof.

Property Appraiser's Parcel I.D. # 00-00-121-155-12084-C33

STREET ADDRESS: 175 Beaty Taff Drive, Crawfordville, FL 32327

THIS CONVEYANCE IS MADE BY THE GRANTORS WITHOUT CONSIDERATION AND FOR ESTATE PLANNING PURPOSES.

THIS INSTRUMENT WAS PREPARED FROM UNVERIFIED INFORMATION. NO EXAMINATION OF TITLE WAS REQUESTED OR MADE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

and said GRANTORS 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 GRANTORS, GRANTEES and TRUSTEES shall be construed as singular or plural as the context requires.

ROBERT R. STRAUSS and SUZANNE A. STRAUSS, as 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.

In the event ROBERT R. STRAUSS and SUZANNE A. STRAUSS cannot continue to serve as TRUSTEE, the Successor Co-Trustees shall be BRIAN J. STRAUSS and JASON W. STRAUSS, or any other person designated as successor trustee pursuant to subsequent amendment to the Strauss Family Revocable Trust dated January 30, 2016.

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.

Any person dealing with the TRUSTEES shall deal with said TRUSTEES 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 competent jurisdiction adjudicating the prior TRUSTEE incapacitated, or removing said TRUSTEE for any reason
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor TRUSTEE by the GRANTOR sworn to and acknowledged before a notary public, this right being reserved to the GRANTOR.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes for the year 2021, and subsequent years, and all mortgages of record which the GRANTEE herein assumes and agrees to pay

Pursuant to the terms of the Strauss Family Revocable Trust dated January 30, 2016, made by ROBERT R STRAUSS and SUZANNE A STRAUSS, GRANTORS retains equitable title to the property herein conveyed pursuant to Florida Statute 196 041(2) and Section 6, Article VII, Florida State Constitution, and are entitled to claim the homestead tax exemption.

Signed, sealed and delivered in the presence of

GRANTORS and TRUSTEES



 ROBERT R. STRAUSS



 SUZANNE A STRAUSS



 WITNESS SIGNATURE



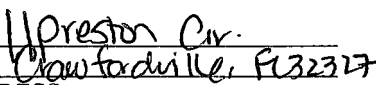
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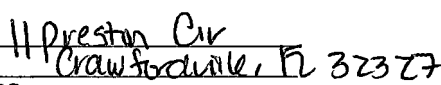
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 ADDRESS



 ADDRESS

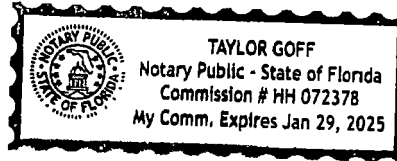
STATE OF FLORIDA
 COUNTY OF Nakula

Acknowledged and subscribed before me by the Grantors, ROBERT R. STRAUSS and SUZANNE A STRAUSS, by physical presence or online notarization, who are personally known to me, and sworn to and subscribed before me by the witnesses, Robert Strauss, who is personally known to me or

produced FDC as identification, and Suzanne Strauss
who is personally known to me or produced FDC as identification
who is personally known to me, and subscribed by me in the presence of the Grantors and
the subscribing witnesses, all on _____.

Taylor Goff

Notary Public, State of Florida



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