

**Prepared by and when recorded return to:**

Jonathan P. Hermes, Esq.  
Ginn & Patrou, P.A.  
460 A1A Beach Blvd.  
St. Augustine, Florida 32080

**Property Appraiser's Parcel Identification  
No. 00-00-034-009-08366-000**

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

**THIS INDENTURE** is made on 6/30, 2022, between **KIMBERLY D. SWOR**, a single person (hereinafter referred to as "Grantor"), who resides at 1829 Southlake Drive, Middleburg, Clay County, Florida 32068, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **KIMBERLY D. SWOR, Trustee of the KIMBERLY D. SWOR REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1829 Southlake Dr., Middleburg, Florida 32068, and such trust having been established under that certain revocable trust agreement dated 6/30, 2022, by KIMBERLY D. SWOR, as settlor and as trustee. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Wakulla and State of Florida:

Lot 14 and 15, Block "6" of the Wakulla Gardens, Unit II, a subdivision as per map or plat thereof in Plat Book 1, Page 42 of the Public Records of Wakulla County, Florida.

Subject to restrictions, easements and reservations, if any, not specifically reimposed or extended hereby.

Being the same property conveyed to Michael D. Swor, by Alexander Coastal Realty and Construction, Inc., a Florida Corporation, in deed dated 1/15/2004, recorded 1/16/2004, Instrument # 0000206452, Book 520, Page 652, in the County of Wakulla, and State of Florida.

More commonly known as: 53 Catawba Trail, Crawfordville, Florida 32327-2856

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by

Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Wakulla County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered  
in presence of

Pam Mesmer  
Witness

Kimberly D. Swor  
KIMBERLY D. SWOR

Pam Mesmer  
(Printed Name)


[Signature]  
Witness

Hunter Kelly  
(Printed Name)

STATE OF FLORIDA                   §  
  §  
COUNTY OF DUVAL               §

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, by KIMBERLY D. SWOR, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby proving her to be the person whose name is subscribed to the foregoing instrument as Grantor.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on 6/30, 2022.

 Jonathan P. Hermes  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG247417  
Expires 8/9/2022

[Signature]  
Notary Public