

PREPARED BY AND RECORD & RETURN TO:

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Preparer has not examined the title to the property described herein; no warranty or other representation is made, and no opinion is expressed or implied as to the ownership of the property, the condition of its title, its quality, the location of its boundaries, or the existence of any liens, unpaid taxes or encumbrances affecting it.

PARCEL ID#: 00-00-002-000-06078-002

WARRANTY DEED

THIS WARRANTY DEED is made this August 25, 2023, by and between ASHER T. LUCAS and MELISSA A. DYEHOUSE, husband and wife, Grantors, of 2211 Shadeville Rd., Crawfordville, FL 32327, and ASHER T. LUCAS and MELISSA A. DYEHOUSE, Trustees of the LUCAS AND DYEHOUSE JOINT REVOCABLE LIVING TRUST U/A/D AUGUST 25, 2023, and any and all amendments thereto ("Lucas and Dyehouse Trust"), Grantees, whose post office address is 2211 Shadeville Rd., Crawfordville, FL 32327. Grantors' and Grantees' addresses are the same.

The Grantors, in consideration of the sum of Ten Dollars (\$10) and other good and valuable considerations, to the Grantors in hand paid by the Grantees, the receipt of which is hereby acknowledged, have granted, bargained, and sold to the Grantees and Grantees' successors and assigns forever the following described land situate in Wakulla County, Florida:

SEE EXHIBIT "A" ATTACHED.

Also known as: 2211 Shadeville Rd., Crawfordville, FL 32327.

Parcel ID #: 00-00-002-000-06078-002

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said estate with the appurtenances upon the Lucas and Dyehouse Trust and for the nature, uses and purpose stated in the Lucas and Dyehouse Trust, which include to benefit the Settlers during their lifetime and to avoid court proceedings upon Settlers' deaths or incapacity.

The Grantors hereby fully warrant the title to this 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.

Either Trustee, acting alone and without the signature of the other Trustee, shall have the independent power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed.

If either Trustee cannot continue to serve as Trustee, the other shall serve as the sole Trustee. If neither Trustee can continue to serve as Trustee, a Successor Trustee shall serve.

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

The powers of the Trustees and all Successor Trustees shall extend to any and all rights the Grantors possess in the above-described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the grantors including homestead; and the trustee and Successor Trustees are appointed, upon the execution of this deed, as the Agents for the Grantors to carry out this intent. This power of attorney shall be durable and is not terminated by the subsequent incapacity of the Grantors except as provided in Chapter 709, Florida Statutes.

Any person dealing with the Trustee shall deal with the 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 that 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 that Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine stating that the Trustee is unable to manage his or 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 either Trustee which is sworn to and acknowledged before a notary public, this right being reserved to either Trustee.

This conveyance is subject to restrictions, reservations, limitations, and easements of record, and taxes for the year 2023 and subsequent years.

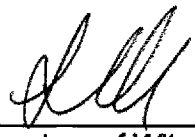
NOTE TO PROPERTY APPRAISER: The Grantors confirm that under the terms of the trust referred to above, the Grantors have retained and have not less than a beneficial interest and possessory right for life in and to any real property placed in the trust and used as the Grantors' permanent residence so as to comply with Florida Statute §196.041, such that said beneficial interest and possessory right constitute, in all respects, "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida. The Grantors are entitled to continue the benefits of the "homestead" exemption for ad valorem real property taxes including the "save our homes" protection and are entitled to the homestead tax exemption pursuant to the provisions of Florida Statute §196.031 and §196.041. **THIS PROPERTY IS AND REMAINS THE HOMESTEAD OF THE GRANTORS, ASHER T. LUCAS AND MELISSA A. DYEHOUSE.**

Executed on August 25, 2023.


Signed, sealed, and delivered in the presence of:




Asher T. Lucas
 "Grantor"



 Signature of Witness
 Printed Name: Lester F. Hamrick



Melissa A. Dyehouse
 "Grantor"



 Signature of Witness
 Printed Name: Lester A. Hamrick

STATE OF FLORIDA
 COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this August 25, 2023, by Asher T. Lucas and Melissa A. Dyehouse.



PAIGE THOMAS
 Notary Public
 State of Florida
 Comm# HH349688
 Expires 1/12/2027



 Signature of Notary Public-State of Florida

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced: FLDL and FLDL

NOTE TO RECORDING CLERK: This deed conveys property for nominal consideration from the grantors to a joint revocable living trust of which the grantors are the sole beneficiaries and, therefore, is exempt from documentary stamp tax pursuant to FAC 12B-4.013(29)(a).

EXHIBIT "A"

COMMENCE AT AN OLD TERRA COTTA CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 2 OF THE HARTSFIELD RIVER SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA AND THENCE RUN SOUTH 17 DEGREES 18 MINUTES 23 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 66.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 365, THENCE RUN NORTH 71 DEGREES 30 MINUTES 50 SECONDS EAST ALONG SAID RIGHT-OF-WAY BOUNDARY 2242.42 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 71 DEGREES 30 MINUTES 50 SECONDS EAST ALONG SAID RIGHT-OF-WAY BOUNDARY 638.80 FEET, THENCE RUN SOUTH 10 DEGREES 57 MINUTES 10 SECONDS EAST 1036.10 FEET TO THE SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTH HALF OF SAID LOT 2, THENCE RUN SOUTH 72 DEGREES 17 MINUTES 10 SECONDS WEST ALONG SAID SOUTH BOUNDARY 637.72 FEET, THENCE RUN NORTH 10 DEGREES 57 MINUTES 10 SECONDS WEST 1027.43 FEET TO THE POINT OF BEGINNING.

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