

*This Instrument prepared by & return to*

*Name: Frances C. Lowe, Esq.  
Lowe Legal & Title  
Address: 68 A Feli Way  
Crawfordville, Florida 32327  
Parcel ID#: 00-00-003-082-06152-000  
xxx Mysterious Waters Rd., Crawfordville, FL*

**TRUSTEE'S DISTRIBUTIVE DEED**

**THIS INDENTURE** is made this 3rd day of July, 2024, by Grantor, PATRICIA ANN SUTTON ROBB, Individually and as Surviving Successor Trustee of the Jane Yancey Sutton Revocable Trust dated May 31, 2007 (the "Trust"), whose address is 1223 Rehwinkle Rd., Crawfordville, Florida 32327, hereinafter the ("Grantor"), to Colson Yancey Hosford, as Successor Personal Representative of the Estate of Jane Yancey Sutton, in the Circuit Court of Wakulla County, Florida, Case No.: 2024-CP-41, whose address is 10800 Moccasin Gap, Tallahassee, FL 32309, hereinafter the (Grantee).

**WITNESSETH:**

That the Grantor, pursuant to the powers granted under the Trust, and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, grants, bargains, aliens, remises, releases, conveys, and confirms to the Grantee, and the Grantee's successors and assigns forever, that certain real property situate in Wakulla County, State of Florida, (the "Property"), to wit:

See Exhibit "A" attached hereto and incorporated herein.

The Property described herein is not Homestead Property.

This Property is the same property conveyed by Jane Sutton a/k/a Jane Y. Sutton, a/k/a Jane Yancey Sutton, dated May 31, 2007, and recorded on June 29, 2007, in Official Records Book 717, Page(s) 36-38 of the Public Records of Wakulla County, Florida.

**SUBJECT TO:** Reservations, dedications, easements, and restrictions of record; taxes for the year 2024 and all subsequent years; and all valid zoning ordinances of governmental bodies.

**TOGETHER** with all and singular the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property.

**TO HAVE AND TO HOLD** the same unto the Grantee, the Grantee's successors, and assigns, in fee simple forever.

**AND FURTHER** Grantor covenants to and with the Grantee, the Grantee's successors and assigns, that Grantor, is legally Trustee under the Trust, that the Trust was amended and restated on June 9, 2022, and the Trustee is empowered by the Trust to enter into this deed, and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects. See attached Trustee Affidavit.

**AND FURTHER** Grantor covenants with Grantee that Grantor has good right and lawful authority to convey the Property and Grantor warrants the title to the Property for any and all acts of Grantor and will defend the title against all lawful claims of all persons claiming by, through, or under Grantor. Where used herein the terms Grantor(s) and Grantee(s) shall be construed as singular or plural as the context requires.

**IN WITNESS WHEREOF**, Grantor has executed this instrument the day and year first above written.

*Signed and sealed in the presence of:*

**Grantor:**

Michelle Maloni  
 Witness Signature  
Michelle Maloni  
 Printed Name  
68A Feli Way, Crawfordville  
 Address FL 32327

Patricia Ann Sutton Robb L.S.  
 By: Patricia Ann Sutton Robb, Individually  
 and as Surviving Successor Trustee of the  
 Jane Yancey Sutton Revocable Trust  
 dated May 31, 2007

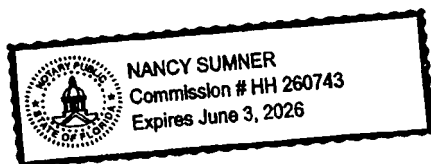
Nancy Sumner  
 Witness Signature  
Nancy Sumner  
 Printed Name  
68A Feli Way, Crawfordville, FL  
 Address 32327

STATE OF Florida  
 COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30<sup>th</sup> day of July, 2024, by Patricia Ann Sutton Robb, Individually and as Surviving Successor Trustee of the Jane Yancey Sutton Revocable Trust dated May 31, 2007. She:

- ☒ is personally known to me.  
☐ produced a current driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Seal)



Nancy Sumner  
Nancy Sumner  
 Print Name  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

### Trustee Affidavit

**BEFORE ME**, the undersigned authority, duly authorized to administer oaths, personally appeared Patricia Ann Sutton Robb, Surviving Successor Trustee of the Jane Yancey Sutton Revocable Trust, dated May 31, 2007 (the "Trust"), to me known to be the person(s) who executed the within Affidavit, who, after being duly sworn by me, does hereby depose and say:

Affiant does hereby certify to First American Title Insurance Company and Lowe Legal and Title, that she is the duly appointed Trustee of Trust; and

That, as of this date, said Trust has been amended and restated effective June 9, 2022.

Further Affiant sayeth naught.

Dated this 3rd day of July, 2024.

Affiant

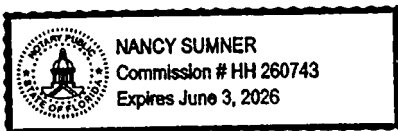
Patricia Ann Sutton Robb

Patricia Ann Sutton Robb, Surviving Successor  
Trustee of the Jane Yancey Sutton Revocable  
Trust dated May, 2007

STATE OF Florida  
COUNTY OF Wakulla

Sworn to, affirmed, and subscribed before me by mean of ☒ physical presence or \_\_\_\_\_  
online notarization, this 3rd day of July, 2024, Patricia Ann Sutton Robb,  
Surviving Successor Trustee of the Jane Yancey Sutton Revocable Trust dated May 31, 2007, who  
☒ is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

[Notary Seal]



Nancy Sumner  
Notary Public

Printed Name:

Nancy Sumner

My Commission Expires:

**EXHIBIT "A"****LOT 67, MYSTERIOUS WATERS**

Commence at the Northwest corner of Lot 3 of the Hartsfield River Survey of Lands in Wakulla County, Florida, and run thence North 72 degrees 30 minutes East along the North boundary of said Lot 3 a distance of 1434.40 feet, more or less, to an old concrete monument marking the Northeast corner of that certain 66.0 acre tract known as the W. F. Gavin tract, thence South 17 degrees 43 minutes 37 seconds East along the Easterly boundary of said W. F. Gavin tract 1285.43 feet, thence leaving the Easterly boundary of said W. F. Gavin tract run North 72 degrees 16 minutes 23 seconds East 710.0 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence North 72 degrees 16 minutes 23 seconds East along the Northerly right-of-way boundary of a proposed 60.0 foot roadway 100.0 feet, thence North 17 degrees 43 minutes 37 seconds West 274.43 feet to a point on the Southerly right-of-way boundary of a proposed 60.0 foot roadway, thence South 72 degrees 16 minutes 23 seconds West along said proposed Southerly right-of-way boundary 100.0 feet, thence South 17 degrees 43 minutes 37 seconds East 274.43 feet to the POINT OF BEGINNING, containing 0.63 acre, more or less. Same being Lot 67 of MYSTERIOUS WATERS as per unrecorded Plat prepared by Broward P. Davis.