

Prepared by and when recorded return to:
Jane E. Kerrigan
Hand Arendall Harrison Sale, LLC
111 N. County Highway 393
Suite 203
Santa Rosa Beach, Florida 32459
Property Appraiser's Parcel Identification
No. 00-00-078-013-11210-000

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

WARRANTY DEED

THIS INDENTURE is made on September 6, 2024, between **DOSHA BROOKS ROGERS (fka Dosha B. Tillman and Dosha Shoemaker)**, a married woman (hereinafter referred to as "Grantor"), who resides at 22 Melody Lane, Crawfordville, Wakulla County, Florida 32327, joined by her husband **JAMISON DWIGHT ROGERS**, who resides at 41 Frances Lane, Santa Rosa Beach, Walton County, Florida 32459, 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 **DOSHA BROOKS ROGERS, Trustee of the DOSHA ROGERS LIVING TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 22 Melody Lane, Crawfordville, Florida 32327, and such trust having been established under that certain revocable trust agreement dated September 6, 2024, by DOSHA BROOKS ROGERS, as grantor 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 7, Block "M", of MAGNOLIA GARDENS, as per map or plat thereof recorded in Plat Book 1, page 37 of the Public Records of Wakulla County, Florida

And

Lot 8, Block "M," of MAGNOLIA GARDENS, a subdivision, as per map or plat thereof recorded in Plat Book 1, page 37 of the Public Records of Wakulla County, Florida

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 and JAMISON DWIGHT ROGERS have executed this Warranty Deed on the day and year first above written.


**Signed, Sealed and Delivered
in presence of**



Witness Signature

Angelou Rubio Papa
(Printed Name)

111 N. County Highway 393, Suite 203
Santa Rosa Beach, FL 32459



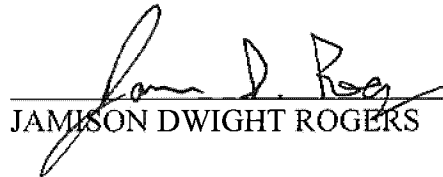
DOSHA BROOKS ROGERS (fka Dosha B.
Tillman and Dosha Shoemaker)



Witness Signature

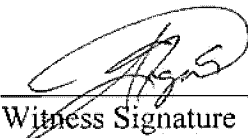
Alison Etheredge
(Printed Name)

111 N. County Highway 393, Suite 203
Santa Rosa Beach, FL 32459



JAMISON DWIGHT ROGERS

Waiver of Homestead Rights by Jamison Dwight Rogers: By executing or joining this deed, I intend to waive homestead rights that would otherwise prevent my spouse from devising the homestead property described in this deed to someone other than me.



Witness Signature

Angelou Rubio Papa
(Printed Name)

111 N. County Highway 393, Suite 203
Santa Rosa Beach, FL 32459



JAMISON DWIGHT ROGERS



Witness Signature

Alison Etheredge
(Printed Name)

111 N. County Highway 393, Suite 203
Santa Rosa Beach, FL 32459

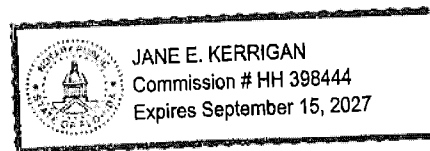
STATE OF FLORIDA
COUNTY OF WALTON

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The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by DOSHA BROOKS ROGERS, 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, joined by her husband JAMISON DWIGHT ROGERS, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on September 6, 2024.


Notary Public



Unofficial Copy