This instrument prepared without benefit of title examination by or under the supervision of and once recorded return to:

Robert A. Pierce,
Ausley & McMullen Law Firm
P.O. Box 391
Tallahassee, Florida 32302

FEE SIMPLE DEED

THIS DEED is made the 19th day of September, 2024, by and between **MARY ANN MISIOLEK**, a single woman, whose mailing address is 2364 Tour Eiffel Drive, Tallahassee, FL 32308 (hereinafter called Grantor), and **MARY MISIOLEK,** as Trustee of the **MARY MISIOLEK TRUST** amended and restated on September 19, 2024, whose mailing address is 11 Canvas Back Court, Crawfordville, Florida 32327 (hereinafter called Grantee).

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, the following described real property located in Wakulla County, Florida, to wit:

Lot 55, Mallard Pond, a subdivision as per map or plat thereof recorded in Plat Book 4, Pages 56 and 57, of the Public Records of Wakulla County, Florida.

Parcel ID No. 00-00-072-331-10157-055

TOGETHER WITH any and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO easements, zoning, restrictions, dedications, limitations, restrictive covenants and other matters of record, if any, which specifically are not reimposed or extended hereby, and to taxes and assessments for the year 2024 and subsequent years. Grantor makes no warranties of title, fitness or merchantability, express or implied, by execution and delivery of this Fee Simple Deed, and all such warranties are hereby excluded.

The Trustee named as Grantee under this deed (including any successor Trustee) is vested with and shall have power and authority to protect, conserve and sell, or to lease, or to encumber, or otherwise manage and dispose of the real property conveyed hereby; and in no case shall any party dealing with the Trustee named as the Grantee in this deed (or any successor trustee) in relation to the real property hereby conveyed, be obliged to see to the application of purchase money or money borrowed on the property, or be obligated to see or inquire that the terms of the trust have been complied with, or be obliged or privileged to inquire into the terms of the trust agreement, and every deed, trust deed mortgage, lease or other instrument executed by the Trustee (or its successor trustee) in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under any such instrument that (a) at the time of the execution and delivery of such instrument the trust was in full force and effect, (b) such instrument was executed in accordance with the terms and conditions of said trust, and (c) the Trustee is

Unofficial Copy

authorized and empowered to execute and deliver every such instrument without the joinder or consent of any other party or person.

TO HAVE AND TO HOLD the same in fee simple.

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

Signed, sealed and delivered
in the presence of:

Sherri J. Pelham
(Witness Signature)
SHERRI J. PELHAM
(Printed Name)
123 South Calhoun Street
Tallahassee, Florida 32301

Mary Ann Misiolek
MARY ANN MISIOLEK, Grantor

JCwest
(Witness Signature)
Julia C. West
(Printed Name)
123 South Calhoun Street
Tallahassee, Florida 32301

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STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 19th day of September, 2024, by Mary Ann Misiolek, who [✓] is personally known to me; [ ] has produced a Florida driver's license; or [ ] has produced _____ _____ as identification.

Robert A Pierce
Signature of Notary Public
Notary Stamp/Seal:

ROBERT A. PIERCE
MY COMMISSION # HH 364804
EXPIRES: March 31, 2027