

Prepared by and when recorded return to:
Schnauss Naugle Law, P.L.
810 Margaret Street
Jacksonville, Florida 32204

Property Appraiser's Parcel Identification
No. 12-5S-03W-040-00821-000

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

TRUSTEE DEED

THIS TRUSTEE DEED is made this 18th day of April, 2025 by **RHONDA LYNN HARRELL** as Successor Trustee of **THE GLENN HARRELL AND THEDA M. HARRELL FAMILY REVOCABLE LIVING TRUST** dated August 11, 1998 and amended on June 4th, 2010 with full power and authority to deal in and with real property held therein, all in accordance with Section 689.073, Florida Statutes, as amended, hereinafter called Grantor, whose post-office address is 4500 Longbow Drive, Titusville, Florida 32796, to **RHONDA LYNN HARRELL**, whose address is: 4500 Longbow Drive, Titusville, Florida 32796, hereinafter called Grantee: (Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT the Grantor, pursuant to the powers and authority granted by the terms and provisions of the aforesaid Trust Agreement, and in consideration of the sum of Ten and no/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in Wakulla County, Florida, to-wit:

See Exhibit "A"

This deed was prepared without the benefit of title insurance.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same and subject to taxes accruing subsequent to December 31, 2025.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

For title, see deed dated September 24, 2018, recorded in Official Records Book 1086, Page 702-704, said Public Records of Wakulla County, Florida.

TO HAVE AND TO HOLD the same to the Grantee in fee simple forever.

AND the Grantor hereby covenants to and with the Grantee that the Grantor is the duly appointed, qualified and acting Trustee under the aforesaid Trust Agreement, and in all things preliminary to and in and about the sale and conveyance of the property described herein, the terms, conditions and provisions of the aforesaid Trust Agreement, and the laws of the State of Florida have been followed and complied with in all respects, and that the undersigned Grantor has the full power and authority to execute this deed for the uses and purposes herein expressed; and that said land is free from all encumbrances and the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in presence of

18 April 2025

[Signature]
Witness Signature

[Signature]
RHONDA LYNN HARRELL,

as Successor Trustee under The Glenn Harrell and Theda M. Harrell Family Revocable Living Trust, dated August 11, 1998 and amended on June 4th, 2010

Tracey Moore
(Printed Name)

2455 S. Washington Ave.
Street Address

Titusville FL 32780
City, State and Zip Code

[Signature]
Witness Signature

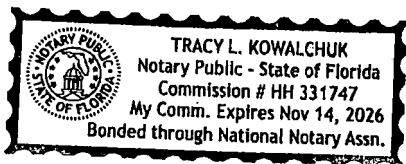
Joanne W. Cooper
(Printed Name)

2455 S. Washington Ave.
Street Address

Titusville, FL 32780
City, State and Zip Code

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of April, 2025 by RHONDA LYNN HARRELL, as Trustee of the Glenn Harrell and Theda M. Harrell Family Revocable Living Trust, dated August 11, 1998 and amended on June 4th, 2010, who is personally known to me or who produced FLDL as identification.



[Signature]
Notary Public, State
and County aforesaid
Printed Name: Tracy L. Kowalchuk

My Commission expires:
11/14/26

Exhibit "A-1"

ORDINANCE NUMBER 2016-02

AN ORDINANCE OF THE CITY OF SOPCHOPPY, FLORIDA VACATING THE CITY'S INTEREST IN THOSE PORTIONS OF MILL STREET LOCATED BETWEEN LOT 3, BLOCK 1 AND LOT 9, BLOCK 5, AS SHOWN ON THE MAP OF THE TOWN OF SOPCHOPPY EAST SIDE, AS RECORDED IN PLAT BOOK 1 OF THE PUBLIC RECORD OF WAKULLA COUNTY, FLORIDA.

RECITALS

- A. Mill Street is a platted right of way on the Map of the Town of Sopchoppy, East Side, as recorded in Plat Book 1 of the Public Record of Wakulla County, Florida.
- B. The portions of Mill Street located between Lot 3, Block 1 and Lot 9, Block 5, as shown on the Map of the Town of Sopchoppy East Side, has not been used by the public as a right of way, and is not essential to the City's future plans for improvements to rights of way, drainage or other municipal facilities.
- C. The owners of the property adjacent to the right of way have requested that the City vacate any interest it may have in the platted right of way of Mill Street lying between the aforementioned lots.
- D. A duly noticed public hearing has been held on March 8, 2016 and April 12, 2016, at which members of the public and other affected parties were given the opportunity to be heard on the proposed vacating of right of way.

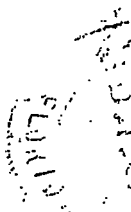
NOW THEREFORE, BE IT ORDAINED:

- 1. The above recitals are true and correct and incorporated by reference.
- 2. The City of Sopchoppy hereby vacates and quit claims any interest it may have in those portions of Mill Street located between Lot 3, Block 1, and Lot 9, Block 5, as shown on the Map of the Town of Sopchoppy East Side as recorded in Plat Book 1 of the Public Record of Wakulla County, Florida or otherwise.
- 3. This Ordinance shall be effective upon adoption.

Adopted at the duly noticed public meeting after public hearing on April 12, 2016 by a majority of the Council Members present and constituting a quorum.

EXHIBIT A

Exhibit "A-Z"



ATTEST
Jacqueline Lawhon
Jacqueline Lawhon, Municipal Clerk

City of Sopchoppy, Florida
Lara Edwards
Lara Edwards, Mayor

Approved for legal sufficiency:
Daniel H. Cox
Daniel H. Cox, City Attorney

Unofficial Copy