

Return to preparer, unless shown

**WARRANTY DEED -  
GRANTOR RESERVES LIFE ESTATE**

Name:

Address:

**This instrument prepared by:**

Attorney Mike Carter  
3047 Crawfordville Highway  
Crawfordville, FL 32327

**Property Appraisers Parcel ID No.:**

29-3S-01E-166-05506-45A

**THIS INDENTURE** made this 14 day of AUGUST, A.D. 2007 between **HARWOOD S. IVES AND KWAN-LI LING**, husband and wife, **GRANTOR**, and **HARWOOD S. IVES AND KWAN-LI LING, Trustees of the IVES-LING REVOCABLE TRUST dtd 08/14/07**, **GRANTEE**, whose mailing address is 702 River Plantation Road, Crawfordville, Florida 32327. Grantor and Grantee addresses are the same.

(Wherever used herein the terms "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, wherever the context so admits or requires.)

**WITNESSETH**, that the Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargain, convey and sell to the Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, in the following described land, situate, lying and being in the County of Wakulla, State of Florida, to-wit:

**PROPERTY ATTACHED AS EXHIBIT "A".**

**NOTE:** This deed is prepared without benefit or survey. Grantor reserves a life estate.

together, with all improvements thereon and appurtenances thereto. Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes accruing subsequent to December 31, 2007, and subsequent years. The terms "Grantor" and "Grantee" shall, where the context requires, include the singular and plural, and the masculine, feminine and neuter genders.

Trustee, acting alone, shall have the independent power and authority to protect, conserve, and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed, except as noted by the Life Estate.

If both Trustees cannot continue to serve as a Trustee, the Successor Trustee shall be the Trustees' daughter, Cataia Ling Ives. If she is unable or unwilling to serve as Successor Trustee, then Marian Ives Brady shall serve as alternate Successor Trustee. All Successor Trustee(s) are hereby granted the power to protect, conserve, sell, or to lease or to encumber or otherwise to manage and dispose of the real property described in this deed.

**THERE IS HEREBY GRANTED** to the Grantee, in addition to those powers conferred by law, the following powers to be exercised without authority from any Court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

- A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.
- B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.
- C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.
- D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.
- E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.
- F. To exercise all of the powers and discretion granted herein, even after the termination of any trust under which this property is granted, until the final distribution of all property conveyed herein.
- G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the property and advantageous management, investment and distribution of the property conveyed hereby.

Any person dealing with the TRUSTEE shall deal with said 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 said person or placed of record in the aforementioned county:

1. The written resignation of the prior TRUSTEE sworn to and acknowledged before a Notary Public.
2. A certified death certificate of the prior TRUSTEE.

3. The Order of a Court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

4. The written certificates of two physicians currently practicing medicine that the TRUSTEE is physically or mentally incapable of handling the duties of TRUSTEE.

5. The written removal of a SUCCESSOR TRUSTEE and/or the appointment of an additional SUCCESSOR TRUSTEE by either of the GRANTORS, sworn to and acknowledged before a Notary Public; this right being reserved to with GRANTOR.

It is the intention of the Grantor to vest title to the property in Grantee pursuant to the terms of Section 689.071 of the Florida Statutes.

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

Signed, sealed and delivered in the presence of:  
(Witnesses for both if applicable)

[Signature]  
Witness (signature)  
Print Mike Carter

[Signature]  
Grantor's Signature  
Harwood S. Ives  
Grantor's Printed Name  
702 River Plantation Road, Crawfordville Florida 32327  
Address

[Signature]  
Witness (signature)  
Print Ina Ecklund

[Signature]  
Grantor's Signature  
Kwan-Li Ling  
Grantor's Printed Name

STATE OF FLORIDA }  
COUNTY OF WAKULLA }

The foregoing instrument was acknowledged before me this 14 day of AUGUST, 2007, by Harwood S. Ives and Kwan-Li Ling, husband and wife, Grantors, who are personally known to me or who produced a valid driver's license as identification and who did (not) take an oath.

[Signature]  
Notary Public:  
Commission No.

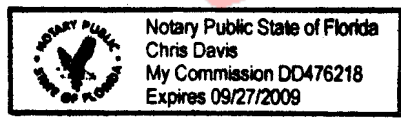


EXHIBIT A

Lot 45, Block "A", of RIVER PLANTATION ESTATES, Unit 2, according to the plat thereof recorded in Plat Book 2, pages 59-61, public records of Wakulla County, Florida, said lot lying in Section 29, Township 3 South, Range 1 East, Wakulla County, Florida.

SUBJECT TO Declaration of Restrictions, Covenants, Easements and Reservations applicable to RIVER PLANTATION ESTATES recorded in Official Records Book 93, Pages 716-737, public records of Wakulla County, Florida.

FURTHER SUBJECT TO documents pertaining to WAKULLA RIVER CLUB, INC. (Homeowner's Association).

FURTHER SUBJECT TO real estate taxes assessed against the property for the year of the closing and subsequent years.

FURTHER SUBJECT TO zoning and governmental regulation of land use.

FURTHER SUBJECT TO mineral rights previously reserved of record and any other easements, reservations and restrictions of record.

FURTHER SUBJECT TO easements or claims of easements not shown by the public records.

FURTHER SUBJECT TO any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

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