

**THIS INSTRUMENT PREPARED BY
AND RETURN REQUESTED TO:**

HALLIE L. ZOBEL, ESQ.
BAILEY ZOBEL PILCHER PLC
610 S. Maitland Ave.
Maitland, FL 32751-5624
(407) 622-1900

RETURN BY: MAIL (XX) PICK UP () _____

PARCEL ID# 26-5S-03W-000-01178-012

WARRANTY DEED

THIS DEED, made this 13th day of July, A.D., 2011, by and between DAVID MICHAEL PIATT, a single person, whose post office address is 4520 Edgewater Drive, Orlando, FL 32804, hereinafter called "GRANTOR", and DAVID M. PIATT as trustee of the DAVID M. PIATT LIVING TRUST DATED OCTOBER 25, 2001, whose residence and post office address is 4520 Edgewater Drive, Orlando, FL 32804, hereinafter called "GRANTEE".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS AND 00/100THS (\$10.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is acknowledged, hereby grants, bargains, sells, alienates, remises, releases and conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever any and all interest Grantor may have in the following described land situated in Wakulla County, Florida, and more particularly described as:

Wakulla County Property Appraiser's Map 28, Parcel 2 - 12. The SW 1/4 of the NE 1/4 of Section 26, Less and Except the East 250.0 feet thereof. Official Records Book 64, Page 48, Official Records Book 443, Page 661 of the Public Records of Wakulla County, Florida. Containing 32.23 acres, more or less.

Subject to 60' Easement along the East and North boundary of said property.

Subject to taxes for the year 2011 and subsequent years; easements, restrictions, reservations and limitations of record, if any; however, this reference shall not operate to reimpose the same.

THE GRANTOR FURTHER WARRANTS THAT THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE HIS HOMESTEAD.

To have and to hold the same, in fee simple forever, together with the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of Grantor, including all buildings, improvements, rights, easements, privileges, tenements, hereditaments and appurtenances belonging or appertaining or held and enjoyed therewith, unto Grantee according to the tenancy above set forth, forever.

And the Grantor hereby warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances, except taxes accruing subsequent to the date of this conveyance.

The terms "Grantor" and "Grantee" as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof.

NOTE: This instrument was prepared at the request of the Grantor without title examination, title search or survey. Therefore, the preparer hereof makes no representations whatsoever as to the title, the ownership, or the boundaries of the property conveyed herein.

