

Prepared By and Return To:

Tiffany Gardner
LandCastle Title, LLC
5110 Eisenhower Boulevard, Suite 102
Tampa, FL 33634

File No. TPR-111101292S

Property Appraiser's Parcel I.D. (folio) Number(s)

00-00-121-000-11960-001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this November 22, 2011 by RBC BANK (USA), SUCCESSOR BY MERGER TO RBC CENTURA BANK hereinafter called the grantor and Tom A Galvin, a married man whose post office address is 4423 Woodbridge Road, Tallahassee, FL 32303, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$ 12,500.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all the certain land situated in Wakulla County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: Lot 121 Gator Trail, Crawfordville, FL 32327

SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF FOR INCUMBENCY STATEMENT

SEE EXHIBIT C ATTACHED HERETO AND MADE A PART HEREOF FOR POWER OF ATTORNEY

Subject to encumbrances, easements and restrictions of record, and taxes for the year 2011 and thereafter.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other.

SPECIAL WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Merna Jenkins
(Witness Signature)

Gna Jenkins
(Print Name of Witness)

Wendy Rose
(Witness Signature)

Wendy Rose
(Print Name of Witness)

RBC BANK (USA), SUCCESSOR BY MERGER
TO RBC CENTURA BANK

By: Ricky Stallings

Print Name: Ricky Stallings

As its: VICE PRESIDENT

Address:

1476 Hunter Hill RD

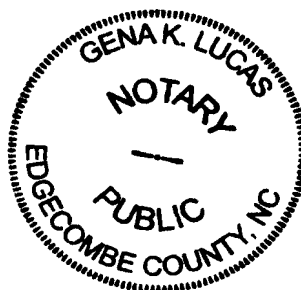
Rocky Mount, NC 27804

State of N. CAROLINA
County of NASH

The foregoing instrument was acknowledged before me this 22nd day of NOVEMBER, 2011, by Ricky Stallings, as VICE PRESIDENT of RBC BANK (USA), SUCCESSOR BY MERGER TO RBC CENTURA BANK, who ☒ is personally known to me or who ☐ has produced _____ as identification.

Genia K. Lucas
Notary Public
Printed Name: Genia K. Lucas
My Commission Expires: OCT. 14, 2015

(Notary Seal)



SPECIAL WARRANTY DEED
(Continued)

Exhibit "A"

TRACT 6, GRASS INLET AT OYSTER BAY: COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF LOT 15, BLOCK "H" OF OYSTER BAY ESTATES UNIT NO. 2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION AND ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY BOUNDARY OF GATOR TRAIL, AS FOLLOWS: NORTH 20 DEGREES 03 MINUTES 47 SECONDS EAST 50.00 FEET TO A CONCRETE MONUMENT, THENCE NORTH 69 DEGREES 56 MINUTES 13 SECONDS WEST 358.57 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE ALONG SAID RIGHT-OF-WAY BOUNDARY AS FOLLOW: NORTH 69 DEGREES 56 MINUTES 13 SECONDS WEST 55.62 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 168.31 FEET, THROUGH A CENTRAL ANGLE OF 29 DEGREES 00 MINUTES 14 SECONDS FOR AN ARC DISTANCE OF 85.20 FEET, THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN SOUTH 84 DEGREES 33 MINUTES 33 SECONDS EAST 12.39 FEET, THENCE RUN NORTH 25 DEGREES 39 MINUTES 12 SECONDS WEST 25.36 FEET, THENCE RUN NORTH 67 DEGREES 08 MINUTES 23 SECONDS EAST 12.19 FEET, THENCE RUN NORTH 47 DEGREES 40 MINUTES 11 SECONDS EAST 100.87 FEET, THENCE RUN NORTH 63 DEGREES 01 MINUTES 14 SECONDS EAST 81.23 FEET, THENCE RUN SOUTH 50 DEGREES 37 MINUTES 55 SECONDS EAST 84.98 FEET, THENCE RUN SOUTH 35 DEGREES 41 MINUTES 23 SECONDS WEST 177.53 FEET TO THE POINT OF BEGINNING.



RBC Bank™

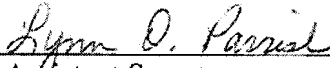
301 Fayetteville Street, Suite 1200
Raleigh, NC 27601

CERTIFICATE OF SECRETARY

The undersigned Assistant Secretary of RBC Bank (USA), successor by name change to RBC Centura Bank, hereby certifies that the attached is a true and accurate copy of the Resolution pertaining to Bank Officers adopted by the Executive Committee of the Board of Directors of RBC Centura Bank as of June 21, 2007. The undersigned further certifies that **Ricky Stallings** is a duly elected Bank Officer of RBC Bank (USA).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the corporation on this 3rd day of August 2009.

[CORPORATE SEAL]


Assistant Secretary

Unofficial Copy

RBC CENTURA BANK ("Bank")
RESOLUTIONS OF THE BOARD OF DIRECTORS

as of
June 21, 2007

Bank Officers/Vice Presidents

In order to carry out the business of the Bank, it is necessary from time to time to designate certain persons as Bank Officers, as defined in the bylaws of the Bank and more specifically detailed below. In order to carry out the duties of a Bank Officer in some jurisdictions, it is necessary to have the title of Vice President rather than Bank Officer. Management of the Bank desires approval of the use of the title Vice President for those Bank Officers named herein. Management also desires that names be added or deleted from the list of Bank Officers, as needed, without prior Board approval.

UPON MOTION DULY PROPOSED AND SECONDED, IT IS RESOLVED:

1. **THAT** the Directors ratify, confirm and approve all lawful actions taken by the Bank Officers of the Bank prior to the date hereof which have not previously been authorized and approved.
2. **THAT** the Directors hereby appoint the persons listed on the attached Exhibit A as Bank Officer to also have the title of Vice President, as needed, each of whom will hold office until his or her earlier death, resignation or removal.
3. **THAT** the Directors further delegate the authority to the individuals listed on the attached Exhibit A as described and defined in Article IV, Section 4.9 of the Bank's Bylaws which is set out herein as: "Bank Officers will be designated and appointed by the board of directors, or such other person or persons to whom such duty has been delegated by said board of directors. Each Bank Officer will perform the duties of such Bank Officer established by the board of directors, or such other person or persons to whom such duty has been delegated by said board of directors, and when so acting will have all the powers of and be subject to all the restrictions upon that Bank Officer as will be necessary to effectuate the duties and responsibilities of that office. Any Bank Officer may sign any deeds, mortgages, contracts, or other instruments which the board of directors has authorized to be executed or which may be necessary or appropriate for the proper conduct of the business of the corporation, except in cases where the signing and execution of such documents or instruments will be expressly delegated by the board of directors or these bylaws to some other officer or agent of the corporation or will be required by the Act to be otherwise signed or executed. A Bank Officer will perform such other duties as from time to time may be assigned to him by the chairman of the board, the president, or the board of directors."

4. **THAT** in addition to the powers bestowed by the Bank's Bylaws as set out above, the Directors wish to more clearly define and describe the authority delegated to a Bank Officer and hereby authorize any Bank Officer to execute loan documentation necessary and appropriate to close and administer loans on behalf of the Bank, including but not limited to, modification agreements, release deeds, subordination agreements, construction loan agreements, and substitutions of trustees. In addition, a Bank Officer will have the power and authority to execute documents necessary to satisfy the instruments described above, including but not limited to, lien releases, satisfactions and other documents relating to satisfactions of indebtedness in the name of and on behalf of the Bank as necessary to transact the business of the Bank in the normal course. The Directors further declare that the signatory authority described herein has not been designated or delegated exclusively to any other officers or agents of the Bank and is specifically herein designated and delegated to a Bank Officer. Over time additional Bank employees will be designated with the title of Bank Officer and others currently titled as such, will no longer have the title. The Bank will update and maintain a list of current Bank Officers in a format similar to the list attached hereto as Exhibit A and the update of the list will not require Board approval. It is the intent of these resolutions that all Bank Officers as detailed in the list maintained by the Bank will have the delegated authority as described and defined in these resolutions.
5. **THAT** in certain jurisdictions, where necessary, the Bank Officers will have the title of Vice President and will have the authorities associated with those of a Bank Officer.

Unofficial Copy

Exhibit A

RICKY STALLINGS

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