

Prepared by:
Cathi C. Wilkinson.
Cathi C. Wilkinson, P.L.
2940 Kerry Forest Parkway, Suite 103
Tallahassee, FL 32309

PARCEL I.D. NO. 20-3S-01E-154-05398-A16

QUITCLAIM DEED

JEROME P. TODD, a single person, hereinafter referred to as the "Grantor", in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received from JEROME P. TODD as Initial Trustee of the Jerome P. Todd Revocable Trust dated July 11, 2013, whose address is 78 River Court, Crawfordville, FL 32327, hereinafter referred to as the "Grantee" does hereby on this 11th day of July, 2013, grant, bargain, sell, alienate, remise, release, convey and confirm unto the Grantee, its heirs, successors and assigns forever, all interest Grantor in the real property located in Wakulla County, Florida and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference..

Full power and authority are conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantor to vest in the Trustee full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes.

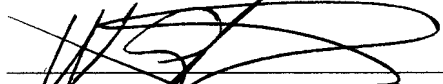
Grantor covenants with Grantee that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.


The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee forever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

WITNESSES:


Print name: Donna V. Stevens


JEROME P. TODD


Print name: Keren D. Stevens

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 11th day of July, 2013,
by Jerome P. Todd. He is personally known to me or has produced
Id. H. L. as identification.

Cathi C. Wilkinson
NOTARY PUBLIC, STATE OF FLORIDA

Print, Type or Stamp Name of Notary



Unofficial Copy

EXHIBIT "A"

Lot 16, Block A, of RIVER PLANTATION ESTATES, according to the plat thereof recorded in Plat Book 2, Pages 43-46, public records of Wakulla County, Florida, said lot lying in Section 20, 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 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.

FLH 137646 H 287 P 194
REC NO. 1839010438

UNOFFICIAL COPY

MTT

MTT

MTT