

THIS INSTRUMENT PREPARED BY:

TIMOTHY J. WARFEL
ATTORNEY AT LAW
2015 CENTRE POINTE BOULEVARD
SUITE 105
TALLAHASSEE, FLORIDA 32308

PARCEL IDENTIFICATION NO.: 00-00-068-000-10112-000

WARRANTY DEED

THIS INDENTURE, Made this 29th day of July, 2013, between **Janet Neal Siamis**, the unmarried, surviving spouse of John M. Siamis of P.O. Box 1383, Crawfordville, FL 32326, Grantor, and **Janet Neal Siamis and Janet Sandford Brown, Trustees of the Janet Neal Siamis Living Trust U/A/D 7/29/2013**, ("the Trust Agreement"), whose post office address is P.O. Box 1383, Crawfordville, FL 32326, Grantee;

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

Begin at an old concrete monument marking the intersection of the Northerly boundary of the 200 foot right-of-way of U. S. Highway 98 (S. R. No. 30) and the Easterly boundary of Lot 68 of the Hartsfield Survey of Lands in Wakulla County, Florida and thence run South 72 degrees 41 minutes 14 seconds West along said right-of-way boundary 1408.42 feet to a concrete monument, thence run North 17 degrees 25 minutes 57 seconds West 2190.45 feet to a concrete monument, thence run North 72 degrees 53 minutes 55 seconds East 1404.27 feet to a concrete monument, thence run South 17 degrees 32 minutes 31 seconds East 2185.81 feet to the Point of Beginning, containing 70.64 acres, more or less, in Lot 68 of Hartsfield Survey of Lands in Wakulla County, Florida.

SUBJECT to that certain pipeline easement from J. H. Rehwinkel & Ruby R. Rehwinkel, his wife, to Defense Plant Corporation, dated Jan. 21, 1943 & recorded on page 31 in Deed Book No. 27 of the public records of Wakulla County, Florida.

Said property being the same conveyed to John M. Siamis and Janet Neal Siamis, his wife by Eunice R. Scott, surviving widow of Carroll W. Scott, deceased by Warranty Deed dated October 6, 1988, and recorded in Official Records Book 146 at Page 66 of the Public Records of Wakulla County, Florida.

together with all improvements thereon and appurtenances thereto. Grantor furnished the above legal description to the preparer hereof and no examination of title has been performed. 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 for 2011 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.

**NO DOC STAMPS ARE DUE AS THE GRANTOR HAS
THE POWER TO REVOKE THE LIVING TRUST**

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 discretions 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 proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantee with respect to the property conveyed hereby.
- H. Whenever two or more persons are serving as co-trustees, any document evidencing action of the co-trustees and exercising any power or authority granted herein, including, without limiting the generality of the foregoing, deeds and other instruments related to real estate and checks, drafts or orders for the payment of money drawn upon any account belonging to the trust or any fund created hereunder may be signed by any one of such co-trustees unless they agree otherwise in writing. Any such document so executed shall constitute the action of the co-trustees without the joining of any other co-trustee.

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 (2011), as amended.. This property is conveyed to the

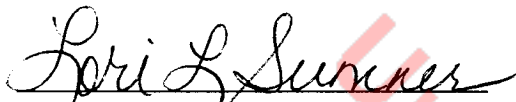
Grantee to be held for the purposes set forth in the trust agreement referenced above which are to provide a means for the management of certain of the Grantor's properties as may be deposited with the Trustee by Grantor from time to time; for the maintenance, comfort and support of Grantor during Grantor's life in the manner hereafter provided; and for distribution upon Grantor's death. No person taking by deed from the Trustee shall be required to see to the uses which the Trustee makes of the proceeds of any such sale.

The Trust Agreement provides that if the Trustee is unable or unwilling to serve, Halsey Neal Sanford is appointed to act as successor Trustee with all power and authority granted herein.

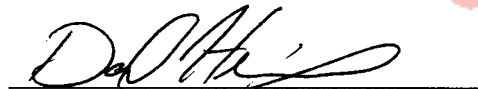
The Trust instrument referred to above grants to the Grantor of said trust the right to possess and a beneficial interest for life in any property described herein in which the Grantor resides. This beneficial interest is intended to qualify such property under Section 196.031 and 196.041, Florida Statutes (2011), as amended, for all homestead exemptions for which the Grantor is otherwise eligible.

IN WITNESS WHEREOF, Grantor has executed or caused this deed to be executed under seal the day and year first above written.

Signed, sealed and delivered
in the presence of:



Witness - Signature
Printed Name: Lori L. Sumner

 (SEAL)
JANET NEAL SIAMIS *Siamis*


Witness - Signature
Printed Name: Daniel Hendrix

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 29th day of July, 2013, by Janet Neal Siamis, who ✓ is personally known to me or _____ produced _____ as identification, and who did not take an oath.


NOTARY PUBLIC - Signature
Printed Name:
My commission expires:

