

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.  
Susan S. Thompson, Esq.  
Frank S. Shaw, III, Esq.

Address: Smith, Thompson, Shaw, Minacci & Colon, PA  
Fourth Floor, 3520 Thomasville Rd.  
Tallahassee, Fl. 32309  
20141634HSD

Parcel I.D. #: 00-00-043-010-09012-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS SPECIAL WARRANTY DEED** Made the 8th day of July, A.D. 2014, by **CENTENNIAL BANK**, an Arkansas banking corporation, having its principal place of business at **P.O. BOX 966, CONWAY, AR 72033**, hereinafter called the grantor, to **BERN A PEARSON, A SINGLE MAN, and INGRID H PEARSON AS TRUSTEE OF THE INGRID H PEARSON LIVING TRUST DATED JULY 26, 2001, AS RESTATED ON MAY 13, 2012**, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Florida statute section 689.073(1), whose post office address is **19306 NORTH BY NORTHWEST RD, TALLAHASSEE, FL 32310**, hereinafter called the grantees:

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

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Wakulla County, State of Florida**, viz:

Lot 9, Block 24 of WAKULLA GARDENS, UNIT III, according to the Plat thereof as recorded in Plat Book 1, Page(s) 43, of the Public Records of Wakulla County, Florida.

TOGETHER WITH THAT CERTAIN 1998 GENERAL MOBILE HOME ID# GMHGA4339717534A, ID#GMHGA433971534B, TITLE #84408684, TITLE #84408741.

**Subject to taxes for the year 2014 and subsequent years, restrictions, reservations, covenants and easements of record, if any.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold** the same in fee simple forever.

**And** the grantor covenants with grantees that, except as noted, at the time of the delivery of this deed:

1. The premises are free from all encumbrances made by Grantor, except as follows:

**NONE**

2. Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against non other.

**In Witness Whereof**, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered in the presence of:

Nicole Sanders  
Witness Signature

Nicole Sanders  
Printed Name

Andrea Orralq  
Witness Signature

Andrea Orralq  
Printed Name

**CENTENNIAL BANK**  
By Meresa Irene Lankford L.S.  
Name: **MERESA IRENE LANKFORD**  
Title: **SR. VICE-PRESIDENT**  
Address:  
**P.O. BOX 966, CONWAY, AR 72033**

State of Florida  
County of Lake

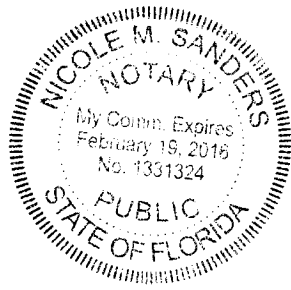
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **MERESA IRENE LANKFORD** known to me to be the **SR. VICE-PRESIDENT** of CENTENNIAL BANK, the corporation in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: PERSONALLY KNOWN as identification and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 7th day of July, A.D. 2014.

\_\_\_\_\_  
Notary Public Rubber Stamp Seal

Nicole M. Sanders  
Notary Signature

Nicole M Sanders  
Printed Notary Signature



Unofficial Copy