

This instrument prepared by and return to:

*Frances Casey Lowe, Esq.
Guilday, Schwartz, Simpson, West, Hatch & Lowe, P.A.
3042 Crawfordville Highway
Crawfordville, Florida 32327*

*Parcel ID: 00-00-077-000-10348-000
00-00-077-000-10346-003
00-00-077-015-10708-000
00-00-077-015-10701-000
00-00-076-000-10268-000*

TRUST WARRANTY DEED

THIS TRUST WARRANTY DEED is made this 11 day of August, 2015, between Robert A. McKeithen, a single man, whose address is 140 Oak Street, Crawfordville, Florida 32327, by Russell A. McKeithen as Agent under Durable Power of Attorney granted on October 22, 2012 and recorded on October 22, 2012 in ORB 892, Page(s) 57-63, Public Records of Wakulla County, Florida, hereinafter referred to as "Grantor", and Russell A. McKeithen, a resident of Wakulla County, Florida, as Trustee of the Robert A. McKeithen Revocable Living Trust dated August 11, 2015, the "Trust", and his substitutes and successors as Trustee thereunder, and whose address for tax purposes is 915 Bloxham Cutoff Road, Crawfordville, Florida 32327, hereinafter referred to as "Grantee".

WITNESSETH; Grantor, for no consideration pursuant to Florida Administrative Code 12B-4013(i) does hereby grant, convey and transfer to Trustee(s), his substitutes and successors, all of the Grantor's interest in the described real property, lying and being in Wakulla County, Florida, described on Exhibit A attached hereto and incorporated herein, the "Property".

The Property described herein is ~~not~~ the homestead of the Grantor(s), and neither the Grantor(s) nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said Property.

Subject to taxes for the year 2015 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

The Grantor hereby fully warrants the title of the Property, will defend the same against the lawful claims of all persons whomsoever, and will indemnify and hold harmless the Trustee/Grantee for all matters relating to the title of the Property.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

TO HAVE AND TO HOLD the Property with the following powers and for the following uses and purposes, to wit:

1. The Trustee(s) is vested with full rights of ownership over the Property and Trustee(s) is specifically granted and given the power and authority;
 - (a) To protect and conserve the Property and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell the Property, for cash or on credit, at public or private sale, to exchange the Property for other property and to grant options to sell the Property, and to determine the price and terms of sales, exchanges and options;
 - (c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve the Property and tear down or alter improvements, to grant easements, give consent and make contracts relating to the Property or its use and to release or dedicate any interest in the Property;
 - (d) To borrow money and to mortgage, pledge or encumber any or all of the Property to secure payment thereof;
 - (e) To manage, control and operate the Property, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on the Property, and in general, to exercise any powers authorized by the provisions of Chapter 736, Florida Statutes, as amended;
 - (f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustees shall not become individually or personally obligated in any manner related thereto;

2. The Trustee(s) shall hold the Property and make distributions of the Property or of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated the 11 of August, 2015, and any amendments thereto.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee(s) need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee(s) shall be a complete discharge and acquittance therefrom. Any and all persons, including but not

limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee(s) need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument not inquire into or ascertain the authority of such Trustee(s) to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.

4. Each and every power hereinabove set forth may be exercised by any surviving or successor Trustee(s). Any instrument executed by the Trustee(s), the surviving Trustee(s) or any successor Trustee(s) or any act taken by Trustee(s), the surviving Trustee(s) or any successor Trustee(s) shall be binding upon the trust and all of the Trustee(s) as fully and completely as if all Trustee(s) had executed said instrument or taken said action.

The covenants made in this Trust Warranty Deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities, including Grantor's, successors, and assigns. These covenants can be enforced by Grantee and all future owners of the Property, including Grantee's heirs, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Trust Warranty Deed the date above written.

Title is neither guaranteed nor warranted by preparer.

Signed and sealed in the presence of:

Patience C DeBaca

Witness Signature

Patience C DeBaca

Printed Name

Tracy Newsome

Witness Signature

Tracy Newsome

Printed Name

Russell A McKeithen for Robert A McKeithen L.S.

Russell A. McKeithen, Agent under
Durable Power of Attorney of Robert
A. McKeithen

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 11 day of August 2015 by Russell A. McKeithen, Agent under Durable Power of Attorney of Robert A. McKeithen. He:
☒ is personally known to me.

☐ produced a current driver's license as identification.

☐ produced _____ as identification.

(Seal)

Frances C Lowe

Frances C. Lowe

Print Name

Notary Public

My Commission Expires: _____



Exhibit AParcel I: 00-00-077-000-10348-000

Begin at the Northeast corner of the Southwest Quarter of Lot 77 of Hartsfield Survey, and run West along the central line of said Lot 77 the distance of 167 yards to the Northwest corner of the plot of land sold to T.E. Mash (now owned by Mrs. Mildred Carraway), then run Southward 165 yards, then run Westward 147 yards, then run Northward 95.43 yards to the Southwest corner of that certain one square acre excepted in the Northwest corner of the description contained in that certain deed from Guy F. Andrews and wife to R.C. Bass, dated December 14, 1938, and recorded in Deed Book 23, page 73, Public Records of Wakulla County, Florida, which point arrived at is the POINT OF BEGINNING. From said POB run Eastward 208.7 feet, thence run Southward 95.43 yards, thence run Westward 208.7 feet, then run Northward 95.43 yards to the POB, containing 1.37 acres, more or less, and being situate in Lot 77 of the Hartsfield Survey of Lands in Wakulla County, Florida.

Parcel II: 00-00-077-000-10346-003

Commence at the Northeast corner of the Southwest quarter of Lot 77 of the Hartsfield survey of lands in Wakulla County, Florida, said point being located South 72 Degrees 16 Minutes 20 Seconds West 2033.84 feet from the Northeast corner of the Southeast quarter of said Lot 77, thence run South 72 Degrees 25 Minutes West along the Northerly boundary of the Southwest quarter of said Lot 77, a distance of 501 feet, thence run South 17 Degrees 30 Minutes 00 Seconds East 329.12 feet to the POINT OF BEGINNING. From said Point of Beginning continue South 17 Degrees 30 Minutes 00 Seconds East 60.77 feet to a concrete monument, thence run South 72 Degrees 25 Minutes 00 Seconds West 232.36 feet to a re-rod, thence run North 17 Degrees 20 Minutes 32 Seconds West 197.86 feet, thence run South 76 Degrees 57 Minutes 52 Seconds East 269.15 feet to the Point of Beginning.

Subject to a Roadway Easement over and across the Westerly 25.00 feet thereof.

Together with an Easement for ingress, egress and regress over and across the following described real property, to wit: The Westerly 25 feet of that certain 2.38 acre tract of land as conveyed to D.L. Strickland by Irene Strickland by Deed dated June 14, 1962, and recorded on Page 572 of Deed Book 60 of the Public Records of Wakulla County, Florida and that certain road right of way Easement to Board of County Commissioners as Recorded Official Records Book 9, Page 119 of the Public Records of Wakulla County, Florida, and being situate in the SW ¼ of Lot No. 77 of the Hartsfield Survey of Lands in Wakulla County, Florida.

Together with that certain 2000 Bell Single Wide Mobile Home ID# GBHMN53464, Title #80072868.

Parcel III: 00-00-077-015-10708-000

An undivided one-half interest in Lot No. 5, Block "C" of Raker's Addition to the Town of Crawfordville, Florida, as per map or plat thereof recorded in Plat Book No. 1, Page 13 of the Public Records of Wakulla County, Florida

Parcel IV: 00-00-077-015-10701-000

Lot 12, Section "A" of Raker's Addition to the Town of Crawfordville Florida, as shown by plat of said Subdivision of record in Plat Book 1, Page 13, of the Public Records of Wakulla County, Florida.

Together with a 1980 Vaga Mobile Home ID# S66V143FB6764GA.

Parcel V: 00-00-076-000-10268-000

Commencing at the Intersection of the Eastern Boundary of Raker Lane and the Southern Boundary of Pecan Street, as per Map or Plat of Hudson Heights, Unit 4, Recorded on Page 38 of Plat Book No. 1 of the Public Records of Wakulla County, Florida. Thence run Southerly along the Eastern Boundary of Raker Lane, 450 to the Northern Boundary of a new street known as Walnut Street. Thence run Easterly and at right angles to the Eastern Boundary of Raker Lane and along the Northern Boundary of Walnut Street 518 feet to a concrete monument marking the Northerly Boundary of Walnut Street and the Easterly Boundary of Cypress Street. Thence continue in the same direction along the Northerly Boundary of Walnut Street 194 feet to an iron pipe, which is the POINT OF BEGINNING. From the Point of Beginning run thence Northerly and parallel to the Eastern Boundary of Raker Lane 225 feet to an iron pipe. Thence run Easterly and at right angles to the Eastern Boundary of Raker Lane 97 feet to an iron pipe. Thence run Southerly and parallel to the Eastern Boundary of Raker Lane 225 feet, more or less, to an iron pipe on the Northern Boundary of Walnut Street. Thence run Westerly along the Northerly Boundary of Walnut Street and at right angles to the Eastern Boundary of Raker Lane, 97 feet, more or less to the Point of Beginning, and containing one-half (1/2) of an acre, more or less, and being situate in the E (1/2) of Lot No. 76 of the Hartsfield Survey of Land in Wakulla County, Florida.

Together with a 2001 Fleetwood Double Wide Mobile Home, VIN# FLFL170A28974LP21 and FLFL170B28974LP21. Titles to mobile home have been retired.