

This Instrument Prepared by & return to:

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

Address: Smith, Thompson & Shaw  
Fourth Floor, 3520 Thomasville Rd.  
Tallahassee, Fl. 32309  
20153438HSD

Parcel I.D. #: 00-00-078-013-10752-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the **15th** day of **December**, A.D. **2015**, by **DAVID L. BOYKIN** and **SHELBY D. BOYKIN**, HUSBAND AND WIFE, hereinafter called the grantors, to **INGRID H. PEARSON AS TRUSTEE OF THE INGRID H. PEARSON LIVING TRUST DATED JULY 26, 2001, AS RESTATED IN ITS ENTIRETY ON AUGUST 28, 2014** 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), and **BERN PEARSON, A SINGLE MAN**, whose post office address is **19306 North by Northwest Rd, Tallahassee, FL 32310**, hereinafter called the grantees:

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

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do 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:

Lots 29 and 30, Block A of MAGNOLIA GARDENS, according to the Plat thereof as recorded in Plat Book 1, Page(s) 37, of the Public Records of Wakulla County, Florida.

TOGETHER WITH 1999 SWEE MOBILE HOME, IDENTIFICATION NUMBER SHGA5209A AND SHGA5209B, TITLE NUMBERS 77185161 AND 77185162.

Subject to taxes for the year 2016 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

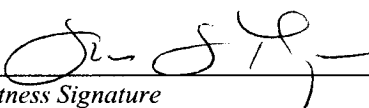
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

**In Witness Whereof**, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

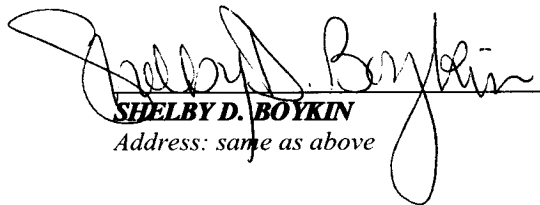
  
Witness Signature

Susan S Thompson  
Printed Name

  
Witness Signature

Lisa Wainmack  
Printed Name  
State of Florida  
County of Leon

  
L.S.  
**DAVID L. BOYKIN**  
Address: 153 TOM WHITE LANE, CRAWFORDVILLE, FL 32327

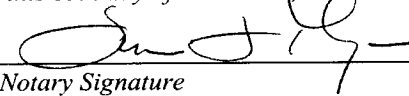
  
L.S.  
**SHELBY D. BOYKIN**  
Address: same as above

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared DAVID L. BOYKIN and SHELBY D. BOYKIN, HUSBAND AND WIFE, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and that I relied upon the following forms of identification of the above-named persons:

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 15th day of December, A.D. 2015.

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

  
Notary Signature

Printed Notary Signature

