

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING RETURN TO:

Marian Pearlman Nease, Esq.
Berger Singerman LLP
2650 N. Military Trail, Suite 240
Boca Raton, Florida 33431

NOTE RE FLORIDA DOCUMENTARY STAMP TAX: PURSUANT TO RULE 12B-4.014 MINIMAL DOCUMENTARY STAMP TAXES IN THE AMOUNT OF \$0.70 HAVE BEEN PAID IN CONJUNCTION WITH THE RECORDING OF THIS DEED AS THE TRANSFER OF THE PROPERTY IS NOT MADE IN EXCHANGE FOR ANY CONSIDERATION.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") made as of the ____ day of April, 2014, by **Joseph Gallagher and Karen K. Gallagher**, husband and wife, having a mailing address of 210 Northbrook Way, Greenville, SC 29615 ("Grantor"), to **Joseph E. Gallagher, Trustee of the Joseph E. Gallagher Revocable Trust u/t/a dated November 19, 2012**, having a mailing address of 210 Northbrook Way, Greenville, SC 29615, with the power and authority to deal in and with the Property or any interest therein or any part thereof, and to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the Property or any interest therein or any part thereof, pursuant to Section 689.071 of the Florida Statutes, as to an undivided (50%) interest in the real property described below, and **Karen R. Gallagher, Trustee of the Karen R. Gallagher Revocable Trust u/t/a November 19, 2012**, having a mailing address of 210 Northbrook Way, Greenville, SC 29615, with the power and authority to deal in and with the Property or any interest therein or any part thereof, and to protect, conserve, sell, lease, encumber, and otherwise manage and dispose of the Property or any interest therein or any part thereof, pursuant to Section 689.071 of the Florida Statutes, as to an undivided (50%) interest in the real property described below (collectively "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLAR (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, receipt whereof is hereby acknowledged, hereby grants, transfers, bargains, sells and conveys to Grantee, and Grantee's successors and assigns forever, all the right, title and interest in and to that certain real property located and situate in Santa Rosa County, Florida and described as follows (the "Property"):

Lot 2, Block A, SOUNDSIDE SHORES, according to the Plat thereof as recorded in Plat Book 10, Page 29, Public Records of Santa Rosa County, Florida.

Property Appraiser's Parcel Identification (Folio) No: 25-2S-28-5181-00A00-0020

TOGETHER with all tenements, hereditaments, easements and appurtenances belonging to or in any way appertaining to the Property

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT to (a) taxes and assessments accruing subsequent to December 31, 2013, (b) zoning and any restrictions and prohibitions imposed by any governmental authority; (c) restrictions and other matters appearing on the plat and/or common to the subdivision, and (d) any conditions,

COPIES

