

This instrument prepared by:
Raymond B. Palmer, Esq.
Law Office Raymond B. Palmer, P.A.
913 Gulf Breeze Pkwy Ste 41
Gulf Breeze, FL 32561
850-916-1000

THIS DEED IS BEING RECORDED WITHOUT THE BENEFIT OF TITLE SEARCH

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Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made this April 20, 2015 between **Marianne Begg, a widowed, not remarried person**, whose post address is 6653 Fairmont St, Navarre, FL 32566 ("Grantor"), and **Marianne Begg, a widowed, not remarried person**, for a life estate, without any liability for waste, and with full power and authority in the life tenant to sell, convey, mortgage, lease, or otherwise manage and dispose of the property described herein, in fee simple, with or without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and on the death of the last life tenant, the remainder, if any, to my children **Samuel Begg, Sarah Keuper and Sacha Wendy Begg Condon** in equal shares and upon a remainderman's death then to such deceased remainderman's heirs ("Grantee"): The respective post office address of Grantee's are : Samuel Begg 10277 S 570 E, Sandy, UT 84070; Sarah Keuper PSC 2 Box 5972, APO, AE 09012-0009 and Sacha Begg Condon, 474 Perry Rd., Carleton, NS, B5A5R2, Canada

Witnesseth, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released, and quit claimed, and by these presents does remise, release, and quit-claim unto Grantee, its successors and assigns forever, all the estate, right, title, lien, equity, interest, claim, and demand that Grantor has in and to the following described parcel of land located in Santa Rosa County, Florida:

*Parcel 1 Tax ID # 18-2s-26-1920-08400-0200
Lot 21, Block 84, Holley By the Sea, According to the Plat thereof as recorded in Plat Book "B" at Page 155 of the Public Records of Santa Rosa County, Florida.*

*Parcel 2 Tax ID # 18-2S-26-1920-08400-0210
Lot 20, Block 84, Holley By the Sea, According to the Plat thereof as recorded in Plat Book "B" at Page 155 of the Public Records of Santa Rosa County, Florida.*

The purpose of this deed is to create a life estate in Grantor with the remainder in her children, **Samuel Begg, Sarah Keuper and Sacha Wendy Begg Condon** of Grantor for estate-planning purposes. There is no new consideration for this deed.

The Grantor's reserve the right to reside upon any real property placed in this trust as the Grantor's permanent residence during the Grantor's life, it being the intent of this provision to retain for the Grantor's the requisite beneficial interest and possessory right in and to such real property to comply with Section 196.041 of the Florida Statutes such that said beneficiary interest and possessory right constitute in all respects, "equitable title to real estate" as that term is used in Section 6, Article VII, of the Constitution of the State of Florida. Notwithstanding anything inconsistent with this provision, the Grantor's interest in any real property in which the Grantor's reside shall be deemed to be an interest in real property and not personally and shall be homestead of the Grantor's.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of Grantee, and Grantee's successors and assigns, forever.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever not excepted above.

Dated on April 20, 2015

Signed, sealed and delivered in the presence of:

Kimberly Schneider
Kimberly Schneider

Marianne Begg
Marianne Begg

Raymond B. Palmer
Raymond B. Palmer

STATE OF FLORIDA }
COUNTY OF SANTA ROSA }

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me on April 20, 2015, by **Marianne Begg**, who produced a Florida Driver's License.

NOTARY PUBLIC:

Raymond B. Palmer
Raymond B. Palmer
State of Florida at Large

{notarial seal}

