

Reserved for Recording Information

STATE OF FLORIDA
COUNTY OF SANTA ROSA

WARRANTY DEED

This Warranty Deed, made as of the date set forth below, by **Charles Edward Daniels and Patricia Ann Daniels, husband and wife**, Grantor, whose mailing address is 6134 Stonechase Blvd. Pace, Florida 32571 to **Charles Edward Daniels and Patricia Ann Daniels, Trustees of the Daniels Family Living Trust dated October 14, 2015, and any amendments thereto**, Grantee, whose mailing address is 6134 Stonechase Blvd. Pace, Florida 32571.

WITNESSETH THAT:

For and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid by Grantee to Grantor at or before the execution, sealing and delivery hereof, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantor has and does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all of Grantor's interest in and to that certain tract or parcel of real property lying and being in Santa Rosa County, Florida, to-wit:

LOT 66, BLOCK B, STONECHASE PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 41, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Tax Parcel ID No: 25-5N-30-5281-00B00-0660

hereinafter referred to as the "Property."

THE GRANTOR PROVIDED THE LEGAL DESCRIPTION ON THIS DEED, AND THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE. THE PREPARER HEREIN ASSUMES NO LIABILITY AS TO THE GUARANTEE OF TITLE.

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or contained in any other instrument recorded in the public records; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

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

TO HAVE AND TO HOLD, the Property, together with any and all of the rights, members and appurtenances thereto to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and Grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that the property is free of liens or encumbrances, and that his heirs, administrators, executors, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

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

1. The Trustee is vested with full rights of ownership over the Property and Trustee is specifically granted and given the power and authority to:
 - a) Protect and conserve the Property and the improvements located thereon and to pay the taxes assessed thereon;
 - b) 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) 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) Borrow money and to mortgage, pledge or encumber any or all of the Property to secure payment thereof;
 - e) 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 737, Florida Statutes;
 - 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 Trustee shall not become individually or personally obligated in any manner related thereto;

2. The Trustee 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 14th day of October, 2015.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefore. Any and all persons, including but no limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee 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. This conveyance is made in conformance with the provision of Section 689.073, Florida Statutes.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed said instrument or taken said action.

7. Any Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledge by him/her before a Notary Public shall be conclusive evidence upon all persons and for all purpose of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

Dated this 14 day of October, 2015.

Signed, sealed and delivered in the presence of:

Witness: JENNIFER K. CUMBIE

Witness: Amanda Fahnestock

Charles Edward Daniels
Charles Edward Daniels

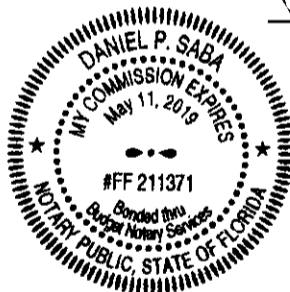
Patricia Ann Daniels
Patricia Ann Daniels

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 14 day of October, 2015, by **Charles Edward Daniels and Patricia Ann Daniels**, () personally known to me or () has produced _____ as identification.

[Signature]
Notary Public

This Document Prepared By:
Daniel P. Saba, Esquire
Locklin, Saba, Locklin & Jones, P.A.
4557 Chumuckla Highway
Pace, Florida 32571
File # 3-2630



COPY