

Without benefit of title examination
this instrument prepared by:
William V. Linne, Esquire
17 West Cedar Street, Suite 3
P.O. Box 12347
Pensacola, FL 32591-2347

STATE OF FLORIDA
COUNTY OF SANTA ROSA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **RUSSELL T. LEE**, also known as Russell Todd Lee and **LORI A. LEE**, husband and wife, whose address is 5720 Whispering Woods Drive, Pace Florida 32571, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, have bargained, sold, conveyed and granted unto **RUSSELL T. LEE** and **LORI A. LEE**, as Trustees under the Joint Revocable Trust Agreement of **RUSSELL T. LEE** and **LORI A. LEE**, dated December 12, 2019, whose address is 5720 Whispering Woods Drive, Pace Florida 32571, their successors and assigns, forever, the real property located in Santa Rosa County, Florida described as follows:

Martin Road Acreage. Commence at the Southwest corner of Section 13, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence run South 89 degrees 01 minutes 46 seconds East along the South line of said Section 13, a distance of 1314.77 feet to the Southwest corner of the Southeast quarter (1/4) of the Southwest quarter (1/4) of said Section 13, being also the Point of Beginning; thence continue South 89 degrees 01 minutes 46 seconds East along said South line of Section 13, a distance of 1632.09 feet to a point in a curve at an intersection with the westerly Right-of -Way Line of Martin Road; thence run Northeasterly along said curve and Westerly Right-of-Way Line a distance of 71.09 feet, said curve having a radius of 660.00 feet, a central angle of 06 degrees 10 minutes 16 seconds, a chord bearing of North 10 degrees 50 minutes 16 seconds East, a chord of 71.05 feet; thence depart said Westerly Right-of-Way Line North 89 degrees 01 minutes 46 seconds West, a distance of 997.82 feet; thence run North 01 degrees 20 minutes 31 seconds East, a distance of 591.06 feet; thence run North 89 degrees 01 minutes 46 seconds West, a distance of 645.99 feet to an intersection with the West line of said Southeast quarter (1/4) of the Southwest quarter (1/4) of Section 13; thence run South 01 degrees 20 minutes 31 seconds West along said West line a distance of 661.06 feet to the Point of Beginning. Said parcel being in area 11.40 acres, more or less.

Parcel I.D.: 13-2N-29-0000-00104-0000

Putter Road Lots.

Lot 2X, Block E: The North 80' of Lot 2, Block E, Country Club Estates, a subdivision of a portion of Section 7, Township 2 North, Range 28 West, Santa Rosa County, Florida, recorded In Plat Book C, page 17, of the Public Records of said County.

Lot 2Y, Block E: The North 80' of the South 160" of Lot 2, Block E, Country Club Estates, a subdivision of a portion of Section 7, Township 2 North, Range 28 West, Santa Rosa County, Florida, recorded In Plat Book C, page 17, of the Public Records of said County.

Lot 2Z, Block E: The South 80' of Lot 2, Block E, Country Club Estates, a subdivision of a portion of Section 7, Township 2 North, Range 28 West, Santa Rosa County, Florida, recorded In Plat Book C, page 17, of the Public Records of said County.

Parcel I.D.: 07-2N-280755-00E00-0020; 0021; 0022

Rolyat Road Property. Commence at a point lying South 89 degrees 56 minutes 09 seconds East a distance of 532.61 feet of the Northwest corner of Section 33, Township 2 North, Range 29 West, Santa Rosa County, Florida; thence run South 89 degrees 56 minutes 09 seconds East a distance of 1175.30 feet; thence run South 00 degrees 00 minutes 03 seconds East a distance of 950.00 feet; thence run South 89 degrees 58 minutes 24 seconds East a distance of 1220.00 feet to the monumented Northwest corner of Parcel #19 of an unrecorded subdivision known as Todd Subdivision; thence run South 00 degrees 03 minutes 15 seconds West along the monumented West line of said Parcel #19 a distance of 536.19 feet to the Point of Beginning; thence run North 85 degrees 48 minutes 56 seconds East, a distance of 245.03 feet to an intersection with the Westerly Right-of-Way Line of Rolyat Street (50' R/W); thence run South 00 degrees 00 minutes 30 seconds West along said Westerly Right-of-Way Line a distance of 380.56 feet to an intersection with the Northerly Right-of-Way Line of Fox Road (50'R/W) ; thence depart said Westerly Right-of-Way Line and run North 89 degrees 57 minutes 10 seconds West along said Northerly Right-of-Way Line a distance of 244.66 feet to the monumented Southwest corner of said Parcel #19; thence run North 00 degrees 03 minutes 15 seconds East along said monumented West line of Parcel #19 a distance of 362.46 feet to the Point of Beginning. A portion of said Parcel #19 of an unrecorded subdivision known as Todd Subdivision.

Parcel Identification Number: 33-2N-29-0000-00214-0000

The above property is subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantees named, their successors and assigns forever.

In the event of the resignation, death or inability of either Russell T. Lee or Lori A. Lee to manage the affairs of the Trust (as determined by two qualified physicians), then the remaining Trustee shall continue to serve as sole Trustee. In the event of the resignation, death or inability of both Russell T. Lee and Lori A. Lee to manage the affairs of the Trust (as determined by two qualified physicians), then those of the following persons who are over the age of twenty-five (25) shall serve as successor Trustees:

(1) **CONNOR TODD LEE** (born April 19, 2000) and **TANNER RUSSELL LEE** (born June 16, 2002);

(2) If both **CONNOR TODD LEE** and **TANNER RUSSELL LEE** should be or become unable or unwilling to act or to continue to act (as determined by two qualified physicians), or if they are both under the age of twenty-five (25), then **QUINT HASENBEIN** and **JULIE NICOLE HASENBEIN**, shall serve as successor Trustee until either **CONNOR TODD LEE** and **TANNER RUSSELL LEE** has attained the age of twenty-five (25) or until either **CONNOR TODD LEE** or **TANNER RUSSELL LEE** is determined by two qualified physicians to be able to act as trustee.

For so long as Russell T. Lee and Lori A. Lee are serving as Trustees, either one of them may act independently of the other (including the execution of documents) on behalf of both Trustees. Any third party dealing with Russell T. Lee or Lori A. Lee shall be entitled to rely on the execution of any document or any action taken by one of said Trustees as having been performed with full authority to bind both Trustees in all respects.

Said Trustees are vested with full rights of ownership over said real property, or the interest therein with full power and authority to deal in and with said real property, and the interest therein or any part thereof. Said Trustees are hereby conferred, pursuant to the requirements of Florida Statute Section 689.071, with the full power and authority to either protect, conserve, and to sell, or to lease, or to encumber, or otherwise manage and dispose of said real property, described above. Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantees named, their successors and

assigns forever.

Said Grantors do fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 12th day of December, 2019.

Signed, sealed and delivered in the presence of:

Shirley F. Linne
Shirley F. Linne

Russell T. Lee
RUSSELL T. LEE

William V. Linne
William V. Linne

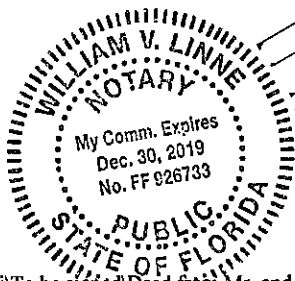
Lori A. Lee
LORI A. LEE

Shirley F. Linne
Shirley F. Linne

William V. Linne
William V. Linne

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12th day of December, 2019, by RUSSELL T. LEE and LORI A. LEE, husband and wife, who are personally known to me.



William V. Linne
NOTARY PUBLIC
Typed Name: William V. Linne
Commission No.: FF 926733
Commission Expires: 12/30/2019

F:\CLIENTS\Lee, Russell and Lori\To be signed\Deed from Mr. and Mrs. Lee to other real propertyto Trust.wpd

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