

This Instrument was prepared by:

The Law Firm of Ryan Hicks Cumpton & Cumpton, LLP
219 E. Garden St., Suite 301
Pensacola, Florida 32502
(850) 432-0029

WARRANTY DEED

THIS WARRANTY DEED made on February 8, 2021 by:

GRANTORS:

SIDNEY P. SAMAHA
(also known as SIDNEY PAUL SAMAHA)
and

PHYLLIS A. SAMAHA
(also known as PHYLLIS ANN BENNETT SAMAHA)
HUSBAND AND WIFE

Whose physical address is:
4393 ESSEX TERRACE CIRCLE
PACE, FLORIDA 32571
(hereinafter referred to as Grantors);

AND

GRANTEES:

SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, Trustees or their successors in trust under the SAMAHA REVOCABLE TRUST dated February 8, 2021

Whose physical address is:
4393 ESSEX TERRACE CIRCLE
PACE, FLORIDA 32571
(hereinafter referred to as Grantees).

WITNESSETH: That the Grantors, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, the following described land situated and lying and being in the County of SANTA ROSA, State of FLORIDA, to wit:

LOT 9, BLOCK B, HABERSHAM ADDITION TO HAMMERSMITH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 58, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

THIS CONVEYANCE IS MADE SUBJECT TO all easements, setback line requirements, reservations, liens, encumbrances and restrictions, including but not limited to any Vendors Lien(s), which are of public record in the Office of the Judge of Probate of county in which said property is located.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining.

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

INFORMATION RELATED TO THE SAMAHA REVOCABLE TRUST THAT IS THE GRANTEE UNDER THE TERMS OF THIS DEED

The undersigned SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, as the Trustors and Trustees of the subject Trust which is the Grantee under the terms of this Deed, hereby certify:

We shall serve as the Initial Trustees. If for any reason either of us is unwilling or unable to serve as Trustee, then the other of us shall serve as the sole Trustee. If, for any reason, neither of us is able and willing to serve as Trustee, then the following Successor Trustee(s) shall serve, in the order listed:

STEPHEN P. SAMAHA

AND, IF HE IS UNABLE OR UNWILLING TO SERVE, THEN

GREGORY S. SAMAHA

Unless otherwise specified, if Co-Trustees are serving as Successor Trustee, the next following Successor Trustee shall serve only after all the Co-Trustees are unwilling or unable to serve as Successor Trustee.

Our Trust is a grantor trust under the provisions of Sections 673-677 of the United States Internal Revenue Code. Either SIDNEY P. SAMAHA's Social Security Number or PHYLLIS A. SAMAHA's Social Security Number may be used as the tax identification number for said Trust.

When either one of us is serving as Trustee under the terms of this trust, either one of us may conduct business and act on behalf of our trust without the consent, approval, or co-signature of any other Trustee or beneficiary. Either one of us may: Buy or sell assets for or on behalf of us and/or our trust; make investments for or on behalf of us and/or our trust; conduct any and all banking activities on behalf of us and/or our trust; participate in any, and all business activities on behalf of us and/or our trust; manage securities (including but not limited to buying, selling and/or trading securities) on behalf of us and/or our trust; sell, purchase, rent, lease or otherwise deal with real estate on behalf of us and/or our trust; to borrow, mortgage and/or take loans on behalf of us and/or our trust; and to exercise any and all other powers accorded to a Trustee of a Trust under applicable state law.

Our Trustees under our Trust Agreement are authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in our Trust name. Our Trustees shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. Further and separately, our Trustees are empowered to exercise any and all other powers accorded to a Trustee of a Trust under applicable state law.

No person or entity paying money to or delivering property to our Trustees shall be required to see to its application. All persons relying on this document regarding our Trustees and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

THE GRANTORS herein grant full power and authority by this deed to the Trustees, and any and all Trustees, and all successor Trustees of such Grantee Trust to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority.

No person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) of the Grantee Trust and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

The GRANTORS, individually and on behalf of the Grantors and the heirs, executors, personal representatives, assigns, legatees, and successors in interest of said Grantors, covenant with the said GRANTEES (including said Grantees' Trustees, beneficiaries, heirs, executors, personal representatives, assigns, legatees, and successors in interest) that said GRANTORS are lawfully seized in fee simple of said premises; that said real property (as set forth above) is free from all encumbrances, unless otherwise noted above; that said GRANTORS have a good right to sell and convey the above described real property; that said GRANTORS do and will, on behalf of said GRANTORS heirs, executors, personal representatives, assigns, legatees, and successors in interest of said Grantors warrant and defend the same to the said GRANTEES, (including said Grantees' Trustees, beneficiaries, heirs, executors, personal representatives, assigns, legatees, and successors in interest) now and forever, against the lawful claims of all persons.

The GRANTEE TRUST contains the following language which addresses homestead exemption requirements of Florida law:

Each Trustor reserves the right of the possession, use and occupancy during each Trustor's life, for Homestead Tax Exemption purposes, of any real property used by each Trustor as a principal residence, whether or not title to such realty has been transferred to this Trust. Each Trustor and any member of a Trustor's family to whom a Trustor has granted the use of the residence for personal occupancy after a Trustor's death, shall have the power in all events to instruct the Trustee to sell the residence then currently held and reinvest the proceeds, increased by available Trust assets, in a replacement residence to be used by a Trustor or a Trustor's designated family member or members. The current residence and any replacement shall remain a part of our Trust Estate.

Furthermore, the Trustors reserve the right to reside upon any real property placed in this trust as the Trustors' permanent residence during the Trustors' life, it being the intent of this provision to retain for the Trustors the requisite beneficial interest and possessory right in and to such real property to comply with the common law and all applicable statutes such that said beneficiary interest and possessory right constitute in all respects, "equitable title to real estate". Notwithstanding anything contained in this Trust inconsistent with this provision, the Trustor's interest in any real property in which the Trustors reside pursuant to the provisions of this trust shall be deemed to be an interest in real property and not personally (or personalty) and shall be homestead of the Trustors.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals this February 8, 2021, and such deed was executed in the presence of two witnesses, MICHAEL L. CUMPTON and JULIA EDWARDS, and the Grantors and the witnesses executed this deed in the presence of one another and in the presence of the undersigned Notary Public.

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT.

Sidney P. Samaha

SIDNEY P. SAMAHA
Grantor

Phyllis A. Samaha

PHYLLIS A. SAMAHA
Grantor

Sidney P. Samaha

SIDNEY P. SAMAHA
Trustee of the SAMAHA REVOCABLE TRUST dated February 8, 2021

Phyllis A. Samaha

PHYLLIS A. SAMAHA
Trustee of the SAMAHA REVOCABLE TRUST dated February 8, 2021

MICHAEL L. CUMPTON
Witness
219 E. Garden St., Suite 301
Pensacola, Florida 32502
(850) 432-0029

JULIA EDWARDS
Witness
219 E. Garden St., Suite 301
Pensacola, Florida 32502
(850) 432-0029


STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

I, the undersigned NOTARY PUBLIC, in and for said County and State, HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, Grantors, who are personally known to me, and, SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, who are personally known to me, and, MICHAEL L. CUMPTON and JULIA EDWARDS, acting as witnesses (both of whom are personally known to me), and each of them executed the foregoing instrument, and acknowledged before me that he/she/they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this on February 8, 2021.

Marilyn B. Oelkers

NOTARY PUBLIC,
STATE OF FLORIDA
My Commission Expires: _____

 MARILYN B. OELKERS
MY COMMISSION # GG338316
EXPIRES SEPTEMBER 14, 2021

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STATE OF FLORIDA
COUNTY OF ESCAMBIA

After first being duly sworn, we, SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, the undersigned GRANTORS, execute this instrument on this February 8, 2021, and we do hereby swear, affirm and declare to the undersigned authority, and to the witnesses present, and to the World, that we sign and execute this WARRANTY DEED and that we sign it willingly, and that we execute it as our free and voluntary act, for the purposes expressed therein. Further and separately, we hereby swear, affirm and declare that we are over the age of nineteen years, and that we are of sound mind, and that we are under no constraint or undue influence. Further and separately, we swear, affirm and declare that we sign this WARRANTY DEED in the presence and hearing of the two witnesses identified below, and in the presence and hearing of the undersigned Notary Public. Further and separately, we swear, affirm and declare that each of the two witnesses sign this instrument in our presence, and in the presence of each other, and in the presence of the Notary Public. Further and separately, we swear, affirm and declare that the Notary Public signs this instrument in our presence, and in the presence of the two identified witnesses.

Sidney P. Samaha
SIDNEY P. SAMAHA
Grantor

Phyllis A. Samaha
PHYLLIS A. SAMAHA
Grantor

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Further and separately, after first being duly sworn, we, SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, the Trustees of the SAMAHA REVOCABLE TRUST dated February 8, 2021, which is named as the Grantee of such real property under the terms of this WARRANTY DEED, do execute this instrument on this February 8, 2021, and we do hereby swear, affirm and declare to the undersigned authority, and to the witnesses present, and to the World, that we sign and execute this WARRANTY DEED and that we sign it willingly, and that we execute it as our free and voluntary act, for the purposes expressed therein. Further and separately, we hereby swear, affirm and declare that simultaneously with the execution of this deed we, on behalf of said Trust which is the Grantee under the terms of this Warranty Deed, did **TAKE DELIVERY AND POSSESSION** of such real property conveyed by such Warranty Deed. Further and separately, we swear, affirm and declare that we sign this WARRANTY DEED in the presence and hearing of the two witnesses identified below, and in the presence and hearing of the undersigned Notary Public. Further and separately, we swear, affirm and declare that each of the two witnesses sign this instrument in our presence, and in the presence of each other, and in the presence of the Notary Public. Further and separately, we swear, affirm and declare that the Notary Public signs this instrument in our presence, and in the presence of the two identified witnesses.

Sidney P. Samaha
SIDNEY P. SAMAHA
Trustee of the SAMAHA REVOCABLE TRUST dated February 8, 2021

Phyllis A. Samaha
PHYLLIS A. SAMAHA
Trustee of the SAMAHA REVOCABLE TRUST dated February 8, 2021

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Further and separately, we, MICHAEL L. CUMPTON and JULIA EDWARDS the undersigned witnesses, having been duly sworn, declare to the undersigned officer that, on this February 8, 2021, above identified Grantors (who is/are personally known to each of us), in the presence and hearing of each of us (as witnesses), signed this WARRANTY DEED. Further and separately, under oath, we each swear, affirm and declare that each of us (as witnesses) signs this instrument as a witness in the presence and hearing of the Grantors, and in the presence and hearing of each other, and in the presence and hearing of the undersigned Notary Public. Further and separately, we each swear and affirm that the Grantors, to the best of our knowledge, is/are over the age of nineteen years, and are of sound mind, and are under no constraint and is/are not subject to any undue influence. Further and separately, we swear and affirm that we personally observed the Grantors read this instrument, and said Grantors, after reading said instrument, did orally and visibly declare to us that it was his/her/their intent to execute this WARRANTY DEED and that the REAL PROPERTY CONVEYED HEREIN was delivered, simultaneously with the execution of this WARRANTY DEED, to the Grantee.

MICHAEL L. CUMPTON
Witness
219 E. Garden St., Suite 301
Pensacola, Florida 32502
(850) 432-0029

JULIA EDWARDS
Witness
219 E. Garden St., Suite 301
Pensacola, Florida 32502
(850) 432-0029

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned NOTARY PUBLIC, in and for said County and State, HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, Grantors, who are personally known to me, and, SIDNEY P. SAMAHA and PHYLLIS A. SAMAHA, who are personally known to me, and, MICHAEL L. CUMPTON and JULIA EDWARDS, acting as witnesses (both of whom are personally known to me), and each of them executed the foregoing instrument, and acknowledged before me that he/she/they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this on February 8, 2021.

NOTARY PUBLIC,
STATE OF FLORIDA
My Commission Expires: _____



MARILYN B. OELKERS
MY COMMISSION # GG338316
EXPIRES SEPTEMBER 14, 2021

COPY