

THIS INSTRUMENT PREPARED BY:

McGill Escrow & Title  
ROBERT E. MCGILL, III  
36008 Emerald Coast Pkwy Ste 301-A  
Destin, FL 32541  
File No.: 13239

Property Appraisers Tax I.D. Number:  
15-1N-27-0000-00100-0000

SPACE ABOVE FOR RECORDING DATA

**TRUSTEE'S DEED**

**THIS WARRANTY DEED** made the 15th day of December, 2021 by **RONALD A. MCGUIRE AND GAIL A. MCGUIRE, TRUSTEES OF THE RONALD A. MCGUIRE LIVING TRUST U/A/D 12/12/2007 AND GAIL B. MCGUIRE AND RONALD A. MCGUIRE, TRUSTEES OF THE GAIL A. MCGUIRE LIVING TRUST U/A/D 12/12/2007**, hereinafter called the grantor, whose address is: 1420 Vieux Carre Drive, Tallahassee, Florida 32308 to **KRUSE GROUP PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, hereinafter called the grantee, whose address is: P. O. Box 519, Destin, Florida 32540.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Santa Rosa County, Florida, viz:

**That portion of the Northwest Quarter of the Northwest Quarter; the East Half of the Southwest Quarter of the Northwest Quarter; and the West Half of the Southeast Quarter of the Northwest Quarter, Northeasterly of State Highway 87 and North of Hickory Hammock Road, all lying and being in Section 15, Township 1 North, Range 27 West, Santa Rosa County, Florida.**

**The Grantors herein covenant the above described property is not their homestead as defined by the Florida Constitution and further that it is unimproved.**

**SUBJECT TO** covenants, restrictions, easements of record and taxes for the current year.

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

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

**AND** Grantor does covenant to and with Grantee, their heirs and assigns, that the said Grantor has not made, done or suffered any act, matter or thing whatsoever since becoing Trustee as aforesaid whereby the above-granted premises or any part thereof now or at any time hereinafter shall be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Norma J. Brown  
Norma J. Brown - Witness

Ronald A. McGuire  
Ronald A. McGuire, Individually and as  
Trustee of the Ronald A. McGuire Living  
Trust U/A/D 12/12/2007 - Seller

Ronald A. McGuire  
Ronald A. McGuire, Individually and as  
Trustee of the Gail A. McGuire Living  
Trust U/A/D 12/12/2007 - Seller

Gail B. McGuire  
Gail B. McGuire, Individually and as  
Trustee of the Ronald A. McGuire Living  
Trust U/A/D 12/12/2007 - Seller

Murray Wadsworth, Jr.  
Murray Wadsworth, Jr. - Witness

Gail B. McGuire  
Gail B. McGuire, Individually and as  
Trustee of the Gail A. McGuire Living  
Trust U/A/D 12/12/2007 - Seller

STATE OF Florida  
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14<sup>th</sup> day of December, 2021, by **RONALD A. MCGUIRE AND GAIL B. MCGUIRE, TRUSTEES OF THE RONALD A. MCGUIRE LIVING TRUST U/A/D 12/12/2007 AND GAIL B. MCGUIRE AND RONALD A. MCGUIRE, TRUSTEES OF THE GAIL A. MCGUIRE LIVING TRUST U/A/D 12/12/2007**

☒ who is/are personally known to me, or  
☐ who has/have produced \_\_\_\_\_ as identification.

Norma J. Brown  
NOTARY PUBLIC  
Print Name: NORMA J. BROWN  
My Commission expires: April 30, 2023

