

**Prepared by and when recorded return to:**

Lynchard & Seely, PLLC  
1901 Andorra St., Navarre, Florida 32566

**Parcel Id:** 22-2S-26-3193-00B00-0330

(Space above this line reserved for recording office use only)

**WARRANTY DEED**

This indenture made on July 16, 2024, between **Sandra T. Barnett**, an un-remarried widow (hereinafter referred as "Grantor"), with an address of 2008 Pine Ranch Drive, Navarre, Florida 32566, for and in consideration of the sum of ten and no/100 dollars (\$10.00) cash and other good and valuable consideration in hand paid by **Sandra T. Barnett, trustee of the Robert Lynn Barnett and Sandra T. Barnett Revocable Trust** (hereinafter referred to as "Grantee"), such Grantee having an address of 2008 Pine Ranch Drive, Navarre, Florida 32566, and such trust having been established under that certain revocable trust agreement dated February 20, 2009, by **Robert Lynn Barnett and Sandra T. Barnett**, as grantor and as trustee, and Grantor hereby assigns, transfers, grants, bargains, delivers, sets over, conveys, and warrants unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Santa Rosa and State of Florida:

**Lots 33 and 34, Block B, PINE RANCH FIRST ADDITION, a planned unit development, being in Section 22, Township 2 South, Range 26 West, Santa Rosa County, Florida, according to plat recorded in Plat Book F page 88 of the Public Records of said county.**

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in said county, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes. Further, the terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property,

to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee.

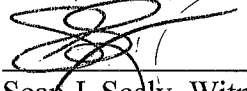
By execution and acceptance hereof, both the Grantor(s) and Grantee(s) acknowledge and agree that: this instrument has been prepared at the express direction and request of the above grantor(s) and/or grantee(s) solely from legal description (s) provided to the preparer by the said grantor(s) and/or grantee(s); that no title search, survey, or inspection of the above property has been performed by the preparer, nor has the preparer been provided such documents; that the title to the above-described real property has not been examined by the preparer; that the preparer makes absolutely no representations, warranties, or guarantees whatsoever as to the status of the title or the ownership of the real property described above; that this conveyance is subject to, and may be affected by, any and all reservations, liens, restrictions, and other encumbrances of record and by any unpaid ad valorem real property taxes, past or present; and that these matters have been explained to, and understood by, the above said grantor(s) and/or grantee(s).


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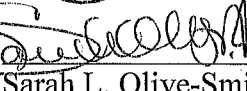
IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first above written.

Signed, Sealed and Delivered in presence of:

Grantor(s):

  
Sean J. Seely, Witness  
1901 Andorra Street, Navarre, Florida 32566

  
Sandra T. Barnett

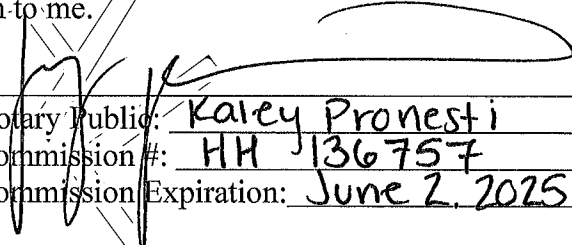
  
Sarah L. Olive-Smith, Witness  
1901 Andorra Street, Navarre, Florida 32566

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me, the undersigned authority, on July 16, 2024, by () physical presence or () online notarization, by Sandra T. Barnett, Grantor, who have produced a driver's license issued by Florida that contained his/her individual photograph and signature as identification thereby proving him/her to be the person whose name is subscribed to the foregoing instrument as Grantor, whom identified this instrument and signed such instrument willingly as Grantor for the purposes and consideration therein expressed, who signed such instrument in the presence of Sean J. Seely, a witness who is personally known to me, and of Sarah L. Olive-Smith, a witness who is personally known to me.



KALEY PRONESTI  
Commission # HH 136757  
Expires June 2, 2025  
Bonded Thru Budget Notary Services

  
Notary Public: Kaley Pronesti  
Commission #: HH 136757  
Commission Expiration: June 2, 2025

(Notarial Seal)

COPY