

FILE# 97-054715
BAY COUNTY, FLORIDA
DEED DOC STAMPS 0.70
11/20/97 DW Deputy Clk

Parcel 1 ID No.: 13320-000-000
Parcel 2 ID No.: 29713-030-000
Parcel 3 ID No.: 11634-573-000
Parcel 4 ID No.: 13313-000-000

** OFFICIAL RECORDS **
BOOK: 1751 PAGE: 416

WARRANTY DEED

THIS WARRANTY DEED made this 19th day of November, 1997, by RITA B. MORRIS, a widow, of 2421 Auburn Drive, Panama City, Florida 32405 (the "Grantor"), to RITA B. MORRIS, as Trustee of THE RITA B. MORRIS REVOCABLE LIVING TRUST AGREEMENT dated November 19, 1997 (the "Grantee"), of 2421 Auburn Drive, Panama City, Florida 32405;

W I T N E S S E T H:

THAT THE GRANTOR, for and in consideration, of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell and convey unto the Grantee, including the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations as the case may be, all that certain lands situate in Bay County, Florida, to wit:

Parcel No. 1:

Lot 9, in Block "B", according to the amended plat of FOREST PARK, as recorded in Plat Book 8, Page 78, in the Office of the Clerk of the Circuit Court of Bay County, Florida.

SUBJECT TO Restrictions as shown recorded in Deed Book 214, Page 202; and Easement to Gulf Power Company as shown recorded in Deed Book 219, Page 153; to the extent to which any or all of the foregoing are valid and enforceable, the mention herein, however, does not serve to reimpose same.

Parcel No. 2:

The West 1/2 of Lots 8 and 9, Block 13, St. Andrews Bay Railroad Land & Mining Company Plat, of the Northeast 1/4 of Section 1, Township 4 South, Range 15 West, Bay County, Florida.

Parcel No. 3:

Commence at the Northeast Corner of Lot 1, Belaire Estates Unit 2, as recorded in plat Book 12, Page 7 of the Public Records of Bay County, Florida; thence S89°34'38"E, along the South R/W line of Petty Drive, 130 feet to the East R/W line of Johnson Drive; thence S00°58'32"W, along said R/W line 949.03 feet to the Point of Beginning; thence continue along said R/W line 76 feet; thence S89°37'18"E, 100 feet; thence N00°58'32"E, 76 feet; thence N89°37'18"W, 100 feet to the Point of Beginning.

Parcel No. 4:

Lot 2, Block "B" Amended Plat of Forest Park, as per Plat recorded in Plat Book 8, Page 78, Public Records of Bay County, Florida.

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

AND THE GRANTOR hereby covenants with said Grantee that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land; that she hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except easements and restrictions of record, the mention herein shall not serve to reimpose the same, taxes and assessments for the year of 1997.

THERE IS HEREBY granted to the Grantee, in addition to those powers conferred by law, the following powers to be exercised without authority from any court and in the Grantee's sole and absolute discretion, to deal with any and all property conveyed herein:

A. To retain such property regardless of whether it is of the class or diversification authorized by law for the investment of trust funds, and to abandon such property or any interest in it as may be deemed advisable.

B. To sell any such property or any interest (including undivided interests) therein, at such times and upon such terms and conditions including credit, as may be deemed advisable at public or private sale, and to exchange, grant options on or easements in or on the property or otherwise dispose of such property as may be deemed advisable.

C. To enter into a lease for any purpose as lessor of the property for such period of time and to grant such options for renewal or purchase as may be deemed advisable.

D. To borrow money from any lender as may be necessary to pay taxes or for such other purposes as may be deemed advisable, and to give notes or bonds for the sums borrowed and to encumber, mortgage or pledge any property granted hereunder to secure repayment of such notes or bonds.

E. To abandon, compromise, arbitrate or otherwise deal with and settle claims in favor of or against the property as may be deemed advisable.

F. To exercise all of the powers and discretions granted herein, even after the termination of any trust under which

this property is granted, until the final distribution of all property conveyed herein.

G. To do all such acts and exercise all such rights and privileges, although not specifically listed hereunder, which the Grantee deems necessary or advisable for the proper and advantageous management, investment and distribution of the property conveyed herein, and to make, execute and deliver any instruments or agreements binding the Grantee with respect to the property conveyed hereby.

IT IS THE intention of the Grantor to vest title to the property in Grantee pursuant to the terms of Section 689.071 of the Florida Statutes (1995).

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in her name the day and year first above written.

Signed, sealed and delivered
in the presence of:

Edward A. Hutchison, Jr.
PRINTED NAME OF WITNESS

Mary D. Bze
PRINTED NAME OF WITNESS

Rita B. Morris
RITA B. MORRIS

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 19th day of November, 1997, by RITA B. MORRIS, who is personally known to me or (notary must check applicable box):

- ☐ produced a current Florida driver's license as identification,
License No. _____.
- ☐ produced _____ as identification.



Kellie J. Brown
Kellie J. Brown
(Print Name of Notary)
Notary Public
Serial # CC400566
My Commission Expires: 9-17-98

THIS DOCUMENT PREPARED FROM
INFORMATION FURNISHED BY THE
GRANTOR; ACCURACY OF LEGAL
DESCRIPTION OR MARKETABILITY
OF TITLE IS NOT GUARANTEED BY
THE PREPARER:
Edward A. Hutchison, Jr.
Florida Bar #0602655
BURKE & BLUE, P.A.
P.O. Box 70
Panama City, Florida 32402
[904] 769-1414

RCD Nov 20 1997 08:32am
HAROLD BAZZEL, CLERK