

This Document Prepared by and Return to:
Diamond Title Agency, Inc.
11053 Hutchison Boulevard
Panama City Beach, Florida 32407
Mark Stockdale

Our File Number: 09-23481

Parcel ID Number: 38335-497-049

TRUSTEE'S DEED

THIS INDENTURE, made May 8, 2009, by and between James H. Mitcham, Trustee, The James H. Mitcham Revocable Trust Martha L. Mitcham, Trustee, The Martha L. Mitcham Revocable Trust, herein after referred to as Grantor, whose mailing address is 234 Lakeshore Drive, Monticello, GA 31064 and John Kunzeman and Karla Kunzeman, husband and wife, whose post office address is 5105 Eagle Ridge, Springfield, IL 62711

(Wherever used the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Trustee, his successors and assigns, all Grantor's interest in and to the following described real property lying and being situated in Bay County, Florida to wit:

Condominium Unit 809, Emerald Isle, a Condominium, together with an undivided interest in the common elements according to the Declaration of Condominium thereof recorded in Official Records Book 2699, Page 1716, of the Public Records of Bay County, Florida.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining:

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and Trustee is specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchange and options;
 - (c) To execute leases and subleases for terms as long as 20 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicated any interest in said real estate;
 - (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
 - (e) To manage, control and operate said real estate, to collect the rents, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of Chapter 737, Florida Statutes, 1988;
 - (f) The Trustee's liability hereunder, under the Trust Agreement or by operation of law to any persons firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto;
2. The Trustee shall hold said real estate and make distributions of said real estate of the proceeds derived therefrom in accordance with the terms and conditions of that certain Trust Agreement dated May 24, 2007

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- 3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferee and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in and exercise the powers granted by this deed or of adequacy or disposition of any consideration paid to the Trustee nor inquire into the provisions of said unrecorded Trust Agreement and any amendments thereto collateral hereto.
- 4. This conveyance is made in conformance with the provisions of Sections 689.071, Florida Statutes.
- 5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.
- 6. Each and every power hereinabove set forth may be exercised by any Trustee. Any instrument executed by any Trustee or any act taken by any Trustee shall be binding upon the trust and all of the Trustees as fully and completely as if all Trustees had executed the said instrument or taken said action.
- 7. The Successor Trustee is Grantee's
The Successor Trustee shall have all of the title, powers and discretion herein given to the Trustee, without any act of conveyance or transfer. A certificate signed by any Trustee or any Successor Trustee under this instrument and acknowledged by him/her before a notary public shall be conclusive evidence upon all persons and for all purposes of the facts stated in the certificate representing the terms of this instrument and the identity of the Trustees who from time to time are serving under it.

NOTE TO PROPERTY APPRAISER: The Grantee confirms that under the terms of the Trust referred to above, the Grantee has not less than a beneficial interest for life and is entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

In Witness whereof, the Grantor has signed and sealed this deed the date above written.

Signed, sealed and delivered in the presence of:

Witness Mark Stockdale
MARK STOCKDALE
Witness Name Printed

Witness Kathy Prumatico
KATHY PRUMATICO
Witness Name Printed

James H. Mitcham
James H. Mitcham, Trustee, The James H. Mitcham Revocable Trust

Martha L. Mitcham
Martha L. Mitcham, Trustee, The Martha L. Mitcham Revocable Trust

State of: Florida
County of: Bay

The foregoing instrument was acknowledged before me 8th day of May, 2009 by James H. Mitcham, Trustee, The James H. Mitcham Revocable Trust and Martha L. Mitcham, Trustee, The Martha L. Mitcham Revocable Trust who is/are personally known to me or who did produce drivers license as identification.

Mark Stockdale
NOTARY PUBLIC **MARK STOCKDALE**
Printed Name of Notary
My Commission Expires: _____

